

Canal Winchester

*Town Hall
10 North High Street
Canal Winchester, OH 43110*



Meeting Agenda

September 16, 2019

7:00 PM

City Council

*Bruce Jarvis – President
Mike Walker – Vice President
Jill Amos
Will Bennett
Bob Clark
Mike Coolman
Patrick Lynch*

- A. Call To Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Approval of Minutes

[MIN-19-040](#)

9-3-2019 Work Session Minutes ([Work Session Minutes](#))

[MIN-19-041](#)

9-3-2019 City Council Minutes ([Council Minutes](#))

- E. Communications & Petitions

[19-090](#)

Constitution Week Proclamation ([Proclamation](#))

- F. Public Comments - Five Minute Limit Per Person

- G. RESOLUTIONS

[RES-19-021](#)

Development

A Resolution Of Intent To Appropriate A Fee Simple Absolute Interest In 2.391 Acres, More Or Less, Located At West Waterloo Street, For The Public Purpose Of Constructing Roadway Improvements, Which Shall Be Open To The Public Without Charge, And Declaring An Emergency ([Resolution, Attachment](#))

- Adoption

[RES-19-022](#)

Finance

A Resolution Accepting The Amounts And Rates Determined By The Budget Commission And Authorizing The Necessary Tax Levies And Certifying Them To The County Auditor ([Resolution](#))

- Adoption

- H. ORDINANCES

Third Reading

[ORD-19-049](#)

Public Service

Sponsor: Lynch

An Ordinance To Accept Hill Road Right-Of-Way ([Ordinance, Exhibit A, Exhibit B](#))

- Adoption

Second Reading

First Reading

[ORD-19-052](#)

Development

An Ordinance Authorizing The Appropriation Of Property For The Public Purpose Of Constructing Roadway Improvements, Which Such Roadway Shall Be Open To The Public Without Charge, And Declaring An Emergency ([Ordinance, Exhibit A, Exhibit B](#))

- Request waiver of second and/or third reading and adoption

ORD-19-053*Law*

An Ordinance To Amend Section 331.44 Of The Codified Ordinances Of
The City of Canal Winchester ([Ordinance](#))

- First Reading Only

ORD-19-054*Public Service*

An Ordinance To Authorize The Mayor And Finance Director To Enter Into
Contracts With The Director Of Transportation For The Improvements Of
State Route 674 ([Ordinance](#))

- First Reading Only

I. Reports*Mayor's Report***19-087****Mayor's Report***Fairfield County Sheriff**Law Director**Finance Director**Public Service Director***19-088****Project Updates***Development Director***J. Council Reports***Committee of the Whole - Monday, September 30, 2019 at 6 p.m.**Work Session/Council - Monday, October 7, 2019 at 6 p.m.**Work Session/Council - Monday, October 21, 2019 at 6 p.m.**CW Human Services - Mr. Lynch**CWICC - Mr. Clark**CWJRD - Mr. Bennett/Mrs. Amos**Destination: Canal Winchester - Mr. Walker***K. Old/New Business****L. Adjourn to Executive Session (if necessary)****M. Adjournment**

Canal Winchester

*Town Hall
10 North High Street
Canal Winchester, OH 43110*



Meeting Agenda

September 3, 2019

6:30 PM

Council Work Session

Mike Walker – Chair

Jill Amos

Will Bennett

Bob Clark

Mike Coolman

Bruce Jarvis

Patrick Lynch

A. Call To Order**Call to order @ 6:30pm****B. Roll Call***Present 7 – Amos, Bennett, Clark, Coolman, Jarvis, Lynch, Walker***C. Also In Attendance***Mayor Ebert, Matt Peoples, Lucas Haire***D. Request for Council Action****RES-19-020***Public Service*

A Resolution To Adopt The Five-Year Capital Improvements Plan/Maintenance Of Effort For The Calendar Years 2020-2024 For The City Of Canal Winchester, Ohio ([Resolution, Attachment](#))

- Request to move to full Council

Peoples: Thank you Mr. Walker, attached in the packet is a resolution adopting the 5-year Capital Improvements Plan, and a copy of that; the first page is actually the maintenance of effort; this is a tally of our infrastructure, and the condition ratings that we have for each one of those; you can see that it's separated by roads, bridges, culverts, water supply, wastewater collections, and storm water collections – we do not have our own solid waste disposal, so that is left blank; we do put some replacement and repair costs along with those, there's a formula built into that; it's based on the amount that we have in each one of those categories; the superintendents put these together, keep track of these assets for us; there's a large difference between the roads from the last time we had this updated and this year; we did have 49.5 center-line miles in the last adopted – since we've had that done, Bill Sims was working on a pavement condition rating; they've done a complete inventory of our assets, and only came up with 42.47; the number we've had was around long before I came; on all the subdivisions, when we add the roads, we just started adding to that number; this is the first time we've really had a very good rating on that; along with that, the ratings of good, fair, and poor were done by an outside firm; we'll talk about the PCR report in just a second; the rest of these are just updated, adding in some of the excellent, good, fair, poor – we don't have anything critical, anything that would have to come up critical, we're going to be fixing right away; we don't want to sit on a list, and have it around for next year; that's our philosophy; going down to the actual Capital Improvements Plan – the first section is the project we have done over the last couple of years; the 2018 projects, and so far in 2019; as you can see, a couple of those do last multiple years; most of those are in our street annual project that goes along with that; miscellaneous pavement repairs and sidewalk repairs and placements – we've been committed to funding those at at least \$50,000 in pavement repairs, and then \$25,000 in the sidewalks; that's \$25,000 that we've put in – we do assess residents for 50% of the cost of those; just going down through – we'll go through some of the projects that are imminent; line number 27 is the Gender Road improvements, Phase V – we just talked about that; I missed one – Gender Road Urban Paving Program – that's part of the ODOT process; we will have a resolution on the agenda for the next council meeting; just authorizing ODOT to continue to proceed with

that project.

Peoples: Going down a little bit further – we do have both the McGill Park grant projects; the Phase I and the trail connector; Phase I has been reported as being through the state – ODNR – and is waiting on the federal funds; there is no guarantee that they will approve it, obviously, but it did pass the state; we are expecting the trail connector grant to come back with word on that in October or November; Bill and Shane and I have met on some of the projects we are looking at for next year; what we've done in the past is gone through our annual street CIP and group a lot of them together; number 32 – Ashbrook Lanes – we've looked at that for the last 3 years; we give them a list of the projects that we are looking at – these are based on that PCR report that Bill Sims had done on the roadway projects, to give us a condition rating for where to prioritize our infrastructure improvements; we go through, and then we work with Amanda on how much money we project to spend – you'll see that at the annual appropriations ordinance, that is sometime in November; we'll start to actually dialing down, and putting the puzzle together on how much money we have, and how much money the projects are costing; after that, we go through and use that PCR into 2021 and beyond; we just start putting into there some of that PCR that are some of the ones that are rated fair and poor; the last couple of years, we've also included in there – they may or may not be rated as lower – some of the more impact projects; this year's project was East Waterloo Street, from High Street out to the county line, going East; last year, we did a portion of High Street; going on past that, I do have a couple errors on here that I found as we were going through it; a couple of projects need to go back on there – one of them is the West Waterloo entry feature, which was in the downtown plan; it was identified in there; we'll get that on here in one of the years; Winchester Boulevard and Prentiss School intersection modification – we've been looking at that for a while; and the High Street crossing, we talked about that – that is expected for this year, that is a partnership we have with the railroad, similar to what we did for Gender Road Phase IV.

Jarvis: Mr. Peoples, would you say that this is more of a budgeting document than an etched-in-stone work order? Peoples: It is a budgeting document for next year, but it is more for planning.

(Discussion ensued)

Peoples: West Waterloo Street – the extension of that is \$15.5 million; Lynch: That's the extension of that to Brice? Peoples: Yes, actually that \$15.5 million is from 10 years ago, and that included everything from Kroger out; we've done a small portion of that over time, but with inflation on the cost, we have not evaluated that price since then.

Lynch: Question – the areas that are covered under the wastewater and water – are those covered from their own funds? Peoples: Yes; Lynch: They're pretty much in black, anyways; we are able to cover those expenses without raising prices? Peoples: Right, both of the funds are what I'd call 'healthy'; however, looking at each project – the water and wastewater projects are a little bit more programmed than some of the road process; the road – we try to put that puzzle together every year based on some of the conditions of all of the road infrastructure we have out there, and then also the park projects, and building projects.

(Discussion ensued)

Peoples: None of this is assuming any increase in any tax revenue – no increase in millage; that may be something for council to consider in the future, but at this point we do not figure any additional revenue, other than what’s planned with the income tax; Jarvis: Did I hear you say correctly that the Finance Director determines what can be spent in a given year, in 2020? With whatever project she thinks should be done in 2020, and if there’s more projects than money – how do you prioritize? Peoples: Just looking at some of the other – that’s part of balancing the budget; last year, we get a target in July; Ms. Jackson puts together the budget for the next year; we’ll use that as our guide going forward, so that for next year we’re looking at the same as what we did this year – it was about \$750,000 for the street CIP; we are going forward with that, as we get into the actual appropriation phase of that in November, it fine-tunes a little bit more; it may be a little bit more, it may be less; we wait for that portion to finalize our contract documents; we’re bidding out in January, so we already know everything about where we are at with that fund balance; it’s just balancing the budget, and trying to figure out if there’s a building project out there, a park project – that type of thing, that we are going to prioritize one over the other.

Amos: Mr. Peoples, on things like the bike path rehabilitation – number 1 – it shows complete, but I know that the bike path is something that we revisit often; will it come back on, because we’ve had some residents say that we have some deterioration already; Peoples: On Dietz and Thrush, yeah we just did a grinding on it, and put a new surface; that was just last year; Amos: How often will they go out and check that? Peoples: There’s no set timeline on those; we are around, and on them – the crews are on the Groveport bike path, for example, doing some cleanup work; with Dietz – I haven’t seen anything on that; Amos: I have not, either, I just had someone mention it; they thought it had some issues.

Clark: Mr. Peoples, on the Winchester Boulevard/Prentiss School intersection – where are we in looking at planning for that, with OPUS coming in, and increased traffic with the hotel? Peoples: That was one of the ones we just talked about; Clark: What has been done at this point – I know there was some traffic signal optimizations going on, but other than that, what are we looking at, and how far out? Peoples: I do not have a timeframe on it; the intersection is still functioning as it’s designed; we are hoping that ODOT synchronization on Gender Road is going to open more time for it; there is 13 seconds for you to get out of Swan Cleaners – that side of the light – that’s during peak time; that’s typically up until 6 o’clock in the evening; that is the way it’s designed, and that’s the way it has to be in order for it to work; it cycles twice for every time the Gender Road/Winchester Boulevard signal cycles; it depends on the amount of traffic.

(Discussion ensued)

Haire: The traffic study that was conducted by the developer there suggested a few improvements; nothing was warranted in the initial build-year; they do an initial build-year, and then they do a 10-year horizon; in the 10-year horizon, there were some improvements warranted over that 10-year period; that included potentially doing some restriping within the existing Winchester Boulevard that would allow us to get more stacking to the west, at the Prentiss School intersection; that also included potentially relocating the traffic signal from Prentiss School further back to the Inn at Winchester Trail and Kroger entrance; Clark: What would you do with that intersection? Haire: We would modify the intersection to not allow through-traffic through the intersection.

Bennett: Mr. Peoples, should we add the other phases for McGill Park in here, for planning purposes? I

don't know how many more phases we intend to have; is the Dietz park in this? Peoples: Westchester? It's for this year, so it's not marked as complete; Bennett: Oh, I see it – line 21.

Walker: As far as the pool parking expansion, I believe during the Steering Committee we were talking about – I can't remember – flipping the parking on the other side; we've allotted \$250,000 here for that; do you remember that, Mr. Haire? Haire: There was some discussion over redesigning Guiler Park; Walker: Right, and the parking would be on the other side; Haire: This would be parking to the west of the existing parking lot, is what this is referencing; Peoples: Just expanding the large lot that's there to the west.

A motion was made by Bennett to move RES-19-020 to full council, seconded by Clark. The motion carried with the following vote:

Yes 7 – Bennett, Clark, Amos, Coolman, Jarvis, Lynch, Walker

ORD-19-050

Finance

An Ordinance To Amend The 2019 Appropriation Ordinance 18-040, Amendment #6 ([Ordinance](#))

- Request to move to full Council

Peoples: We discussed that as Ms. Jackson's last council meeting that she was here for, about storm water; we did not have the funds for that – we did not have the cost estimate for that from Franklin County; if you recall, it is a portion of storm sewer that is north of 33; basically, it goes through the eastside property that is between Cemetery Road and Bowen Road; it crosses into Franklin County jurisdiction, and City of Columbus jurisdiction, and then keeps going into Fairfield County; Franklin County had offered to do the construction, administration, and inspection on the project, if we would pay for it; they have a generic storm water repair and replacement project that they had bid out to contractors earlier on this year; we would just be tying into that bid, so it would be a publicly bid project that we are doing; it is roughly \$95,000; it will be a little bit less if the City of Columbus ties on, or connects onto this project as well; they have no committed to it; if they do not commit to it, we will have to pay more of a mobilization cost; originally – I know this is a new version of this ordinance – Ms. O'Donnell was off on Friday, so the agenda was put together a little bit early on Thursday; we heard from Ms. Jackson on the amounts of the appropriation; we were going to take everything out of the storm water fund – that fund currently sits at about \$160,000, taking \$95,000 out of there was a substantial chunk, and would put it at a balance that she was not comfortable with; she was suggesting to take half of it out of the general fund, and transfer it into the storm water fund, and then use that \$95,000 out of the storm water fund; that is both of these in section 1 and section 2; one of them is transferring general fund money to the storm water fund, to assist with that balance.

A motion was made by Clark to move ORD-19-050 to full council, seconded by Bennett. The motion carried with the following vote:

Yes 7 – Clark, Bennett, Amos, Coolman, Jarvis, Lynch, Walker

ORD-19-051

Finance

An Ordinance Authorizing The Mayor And Finance Director To Seek Financial Assistance From The Ohio Public Works Commission For Funding

Of The Gender Road Improvements, Phase V Project, And Declaring An
Emergency ([Ordinance](#))

- Request to move to full Council

Peoples: Thank you Mr. Walker, based on Mr. Spencer's presentation from earlier, the Gender Road Phase V project would include an intersection upgrade and a signal upgrade at Gender Road and Canal Street, with the addition of a turn lane, and the addition of a turn lane northbound on Gender Road to Winchester Boulevard; it also includes moving the bike path over – I think that was one of the biggest things that came out of that, is protecting the bike path the entire way; this would be an ordinance to authorize applications for the project with OPWC.

A motion was made by Bennett to move ORD-19-051 to full council, seconded by Coolman. The motion carried with the following vote:

Yes 7 – Bennett, Coolman, Amos, Clark, Jarvis, Lynch, Walker

E. Reports

Matt Peoples - Nothing in addition to my written report.

Lucas Haire - A few items on the Planning & Zoning Commission agenda for next week – there is a convenience store and fuel center on one of the COTA outparcels at Trillium Avenue and Gender Road; there is also a new location for a Bank of America branch on Winchester Boulevard, across the street from Firestone; Nifco completed their building on Friday in Canal Pointe, about 175,000 square feet there; they'll be improving the interior of that over the next few weeks; it should be by the end of September, they'll be occupying that space; the final plat for Turning Stone was released, and improvements were complete this past week; you should start to see some building permits and houses being constructed on Turning Stone Loop here in the coming weeks as well; OHM – which is a new company to Canal Winchester – finished their improvements at 7515 Hill Road, which is the formerly yellow warehouse across the street from Kingy's; if you haven't been out there, drive by and take a look – it's an amazing improvement with some paint, and new windows; the interior is just as big of an improvement; it's a good company to have, and hopefully they'll be operating in the next few months.

F. Items for Discussion

G. Old/New Business

H.

A motion was made by Bennett to adjourn, seconded by Amos. The motion carried with the following vote:

Adjournment

Yes 7 – Bennett, Amos, Clark, Coolman, Jarvis, Lynch, Walker

Adjourn @ 7:02p.m.

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Meeting Agenda

September 3, 2019

7:00 PM

City Council

*Bruce Jarvis – President
Mike Walker – Vice President
Jill Amos
Will Bennett
Bob Clark
Mike Coolman
Patrick Lynch*

A. Call To Order*Call to order @ 7:10pm***B. Pledge of Allegiance - Coolman****C. Roll Call***Present 7 – Amos, Bennett, Clark, Coolman, Jarvis, Lynch, Walker***D. Approval of Minutes****MIN-19-038**8-19-2019 Work Session Minutes ([Work Session Minutes](#))**MIN-19-039**8-19-2019 City Council Minutes ([Council Minutes](#))

A motion was made by Amos to approve MIN-19-038 and MIN-19-039, seconded by Coolman. The motion carried with the following vote:

Yes 7 – Amos, Coolman, Bennett, Clark, Jarvis, Lynch, Walker

E. Communications & Petitions

19-085 *Mayor: This year approximately 174,650 men will be diagnosed with prostate cancer in the United States alone every year – that’s one man every 3.2 minutes and roughly 31,620 die this year from the disease – which 87 men every day; and whereas, in Ohio an estimated 5,340 new cases of prostate cancer will be diagnosed and an estimated 1,130 deaths will occur in 2019; and whereas, Men with relatives – father, brother, son – with a history of prostate cancer are twice as likely to develop the disease. Prostate cancer is most commonly diagnosed cancer in American Men and the third leading cause of cancer death behind lung and colon cancer; and whereas, 1 in 9 men are diagnosed with prostate cancer in his lifetime. 1 in 6 African American men will develop prostate cancer in his lifetime. Overall, African American men are 1.7 times more likely to be diagnosed with—and 2.3 times more likely to die from—prostate cancer than white men. Men who served in the military who have been exposed to chemicals and herbicides are at higher risk for developing prostate cancer; and whereas, Education regarding prostate cancer and early detection strategies is critical to saving lives, preserving, and protecting our families. The economic and social hardship it has on the families is huge; and now Therefore, I, Michael Ebert, Mayor of the City of Canal Winchester, Ohio do hereby designate the month of September 2019 as “Prostate Cancer Awareness Month” in the City of Canal Winchester and I encourage all male citizens to be proactive about their prostate health; in witness whereof, I have hereunto set my hand and caused the Seal of the City of Canal Winchester, Ohio to be affixed this 3rd day of September, in the year of our Lord Two Thousand Nineteen.*

Mayor: The intended recipient this evening is not here – he is a prostate cancer survivor himself.

19-086 *Chief Fasone, Madison Township Fire Department: We had the Labor Day festival, that went well – nothing that stands out in my mind; in the report, I changed it up a little bit; (unintelligible).*

Coolman: I'd just like to say thanks for the assist this weekend over the Labor Day Festival, it was well attended and you folks were great assets to that.

Jarvis: There was one communication that I was aware of that we were all copied on this morning – there was a resident on West Mound Street with a concern about music being played at a commercial establishment; I didn't personally experience that over the weekend, I think that was the timeframe that was being discussed; this is sort of a continuation of something that came in last year; I'm not sure if we were copied on it just as an FYI, because it was directed at a lot of different people – we can discuss it in old or new business if we need to.

F. Public Comments - Five Minute Limit Per Person

Larry Flowers, 421 West Waterloo Street: I stand before you this evening as the Vice President of Historical Society; exciting things happening with the Historical Society, I wanted to give you some updates and some exciting events that are coming; the Barber Museum continues to be very busy, to date nearly 1,500 have visited from 33 states, and 13 countries; we continually get items sent to us from around the world; last month, the National Shaving Mug Collectors Association had their quarterly meeting at the museum, and they were very impressed with the facilities and the collection that we have; things are going great there; we had a wonderful Labor Day weekend, I think any of you that had part in that – the weather wasn't quite as nice Saturday, but on Sunday it turned out great; the marching band played a couple of concerts for us, we had a great crowd – we put out a donation jar, and got \$175 just in donations; events we have coming up – October 18th and 19th at the historic complex we are going to have a Founders Day event; the 18th will be a Friday evening event – there will be some hors d'oeuvres and drinks; we have plans down the road to complete the interior of that building, and do some more work on the exterior of that building – we started some of those initial things already, including trapping varmints, and getting the building sealed up; Saturday will be a family day, with a lot of old-period vendors, a lot of kid's activities, a lot of fun things – a lot of old-fashioned games; save that date, and finally – we appreciate the great support from the mayor and staff, and the different departments that help me especially when I have a problem up there; Dick Miller has been up there giving us some great advice about some of our trees; we were able to remove the old, ugly, overgrown shrubs around the Prentiss School – it was a big job, and it looks so much better with those shrubs gone; over the next few weeks, you'll see grass planted around the building, and we are adding LED lighting in the overhang; a lot of great things happening, a lot of great things coming – don't plan anything for October 18th and 19th.

Jarvis: I don't want to mention names, because I know I'll forget someone's name – I'll just say you and the other officers of the Historical Society have breathed new life into the organization; there was a period of time there where I thought it might go under; thanks to you, your efforts, and the overall team, you have done a great job – things are looking good, and there's always something going on; Flowers: Thank you, I have to give thanks to Patty Flowers, because she's the one always maintaining the flower beds; it's been a group effort, not any one person; we are getting to expand our board of trustees at our annual meeting on October 1st – we came to realize that if we make people trustees, they have to show up for things; we are getting a lot of young people interested in the history.

(Discussion ensued)

Jim Bohnlein, 6320 Rossmore Lane: Mr. President, you were vague on the one email that you said they got

from – can you expand on that a little bit? Jarvis: In what way? It came from a resident – it was on West Mound Street, just one street over from West Waterloo; she felt that the noise from Loose Rail Brewing Company when they had the bands was excessive; I don't have any first-hand knowledge of it; Bohnlein: But no complaints about the BrewDog festival? That was okay, no complaints? Mayor: None, we had none; Bohnlein: I was just hoping there wouldn't have been any, because I think it was a very good asset to the community, to the city, and a tremendous amount of people that came – I'm sure it helped the city expand their publicity, and it can do nothing but help things; I was really pleased, and the fireworks were terrific; I think they're a good neighbor, and want to be a good neighbor; I was just pleased about that – I was hoping it wouldn't be that; Walker: I believe we actually doubled our population that day, it was 8,500 in attendance; Haire: For clarification, we did get one online complaint from a resident of Connor Avenue.

G. RESOLUTIONS

[RES-19-020](#)

Public Service

A Resolution To Adopt The Five-Year Capital Improvements Plan/Maintenance Of Effort For The Calendar Years 2020-2024 For The City Of Canal Winchester, Ohio ([Resolution, Attachment](#))

- Adoption

A motion was made by Bennett to adopt RES-19-020, seconded by Amos. The motion carried with the following vote:

Yes 7 – Bennett, Amos, Clark, Coolman, Jarvis, Lynch, Walker

H. ORDINANCES

Third Reading

[ORD-19-045](#)

Public Service

An Ordinance To Authorize The Mayor To Provide Consent To The Director Of The Ohio Department of Transportation Necessary For The Bridge Inspection Program Services ([Ordinance](#))

- Adoption

A motion was made by Coolman to adopt ORD-19-045, seconded by Walker. The motion carried with the following vote:

Yes 7 – Coolman, Walker, Amos, Bennett, Clark, Jarvis, Lynch

Second Reading

[ORD-19-047](#)

Development

Sponsor: Amos

An Ordinance Authorizing The Mayor And Clerk To Accept And Execute The Plat For Canal Cove Section 6 ([Ordinance, Recommendation, Exhibit](#))

- Request waiver of third reading and adoption

A motion was made by Amos to waive the 3rd reading for ORD-19-047,

seconded by Coolman.

Jarvis: Mr. Haire, I believe that is due to readiness, and trying to take advantage of what's left in the building season? Haire: Correct, the improvements for that development have been complete – the roadways are complete, there are some final punch-out items to complete, but we will hold off on the signatures until those are complete; generally, in past practice, when their improvements are complete, we typically waive the 2nd or 3rd readings, and get these approved; they have a number of homeowners that are waiting to get their construction started there.

The motion carried with the following vote:

Yes 7 – Amos, Coolman, Bennett, Clark, Jarvis, Lynch, Walker

A motion was made by Amos to adopt ORD-19-047, seconded by Lynch.

The motion carried with the following vote:

Yes 7 – Amos, Lynch, Bennett, Clark, Coolman, Jarvis, Walker

ORD-19-048

Development

Sponsor: Coolman

An Ordinance Authorizing The Mayor And Clerk To Accept And Execute The Plat For Canal Cove Section 7 ([Ordinance, Recommendation, Exhibit](#))

- Request waiver of third reading and adoption

A motion was made by Coolman to waive the 3rd reading for ORD-19-048, seconded by Walker. The motion carried with the following vote:

Yes 7 – Coolman, Walker, Amos, Bennett, Clark, Jarvis, Lynch

A motion was made by Coolman to adopt ORD-19-048, seconded by Walker. The motion carried with the following vote:

Yes 7 – Coolman, Walker, Amos, Bennett, Clark, Jarvis, Lynch

ORD-19-049

Public Service

Sponsor: Lynch

An Ordinance To Accept Hill Road Right-Of-Way ([Ordinance, Exhibit A, Exhibit B](#))

- Second Reading Only

First Reading

ORD-19-050

Finance

An Ordinance To Amend The 2019 Appropriation Ordinance 18-040, Amendment #6 ([Ordinance](#))

- Request waiver of second and/or third reading and adoption

A motion was made by Clark to waive the 2nd and 3rd readings for ORD-19-050, seconded by Coolman. The motion carried with the following vote:

Yes 7 – Clark, Coolman, Amos, Bennett, Jarvis, Lynch, Walker

A motion was made by Clark to adopt ORD-19-050, seconded by Coolman. The motion carried with the following vote:

Yes 7 – Clark, Coolman, Amos, Bennett, Jarvis, Lynch, Walker

ORD-19-051

Finance

An Ordinance Authorizing The Mayor And Finance Director To Seek Financial Assistance From The Ohio Public Works Commission For Funding Of The Gender Road Improvements, Phase V Project, And Declaring An Emergency ([Ordinance](#))

- Request waiver of second and/or third reading and adoption

A motion was made by Bennett to waive the 2nd and 3rd readings for ORD-19-051, seconded by Clark. The motion carried with the following vote:

Yes 7 – Bennett, Clark, Amos, Clark, Jarvis, Lynch, Walker

Lynch: Reasons for waiving? Peoples: To meet the application deadline that I believe is September 11th.

A motion was made by Bennett to adopt ORD-19-051, seconded by Amos. The motion carried with the following vote:

Yes 7 – Bennett, Amos, Clark, Coolman, Jarvis, Lynch, Walker

I. Reports

Mayor's Report

19-082

Mayor's Report

Mayor: Lucas and I attended the Fairfield County Economic and Workforce Development Summit on August 27th; it's very apparent to me that Fairfield County, including Lancaster and Canal Winchester, are a large reason for the economic development in this area to be so successful – as successful as it is, in recent years – that's a matter of communities working together, instead of against each other.

Law Director - No executive session, no report – happy to answer any questions; Bennett: I wanted to follow-up on the hands-free ordinance; last meeting, I had a note to Mr. Hollins, just wanted to follow-up on that; Boggs: There is a memo on the system – I don't know if Gene has given it the final go-ahead yet, but I know that it is – if not complete – very close to complete, I've seen it; Bennett: Okay, any timing on when that might be on a council agenda? Boggs: I do not have that timing, I can tell Gene the sooner, the better.

Public Service Director

19-083

Public Service Project Updates, Construction Services Update

Peoples: Thank you Mr. Jarvis, just one thing to highlight from my written report – I attended a meeting at SWACO regarding their consortium #2; they have 3 consortiums that have banding entities together in

Franklin County, and bidding out contracts for trash services; the consortium #2 includes Groveport and Madison Township – we’re just getting a little bit of information on how that process works with the consortium, in anticipation for the contract expiration with Waste Management; that is in August of 2020; the consortium #2 does not go into effect until January of 2021; there would be a gap in there, if we were to choose something like that; that is an option that we may have in the future; we have had some very preliminary discussions with Waste Management of the contract is expiring, ‘let’s talk’; it is on the horizon, and we will be starting to work through that process, trying to figure out how things will work in the future; Jarvis: This would work like the employee healthcare consortium? Peoples: Very similar, yes; it would be all of our own rates, very specific to us; we can add and subtract as we see fit, on all of our services; it would be a contract specifically with Canal Winchester, and whoever that waste hauler would be; Jarvis: it’s normally supposed to control costs, right? Peoples: It’s designed to have everyone – especially with Groveport and Madison Township being in the same geographic area – to line up with trucks being down here 3 days a week in this entire area, those are the type of things – Clark: Would we need to contract with whoever they contract with – Groveport – to get that economy scale? Peoples: They bid it out, SWACO puts those contracts together and bids them out themselves, with all of the provisions from each individual entity included in that; one hauler may get – I’m not positive about if one hauler could get Madison Township, and one gets Groveport.

(Discussion ensued)

Peoples: We’re quite some time from negotiating this, they’re just setting it up.

Development Director

[19-084](#)

[Development Report](#)

Haire: Just one other item I wanted to add from my written report – Miltech is a company that’s currently under construction in Canal Pointe, for a new 60,000 square foot facility; they had a massive fire at their existing location in the City of Columbus on August 16th, and it was a complete loss; we were able to assist them over the last few weeks in finding a temporary location, and that is 108 North High Street – it’s the warehouse just north of the railroad tracks on High Street; they’ve leased 15,000 square feet there, and as of today they are in operations there; it’s taken about 2 weeks to get that done, and they are running a limited operation there; happy to assist them, and hope to get them going so they can get that complete in the December/January timeframe; they’ve got about 12 people working there currently, it’ll be 24 in the next week once they move their office operations; Lynch: So that’s a temporary occupancy, then? Haire: It is; Lynch: Any chance of getting them to stay? Haire: They’ve got a beautiful building under construction right now, it’s 60,000 square feet.

Clark: It’s really well-done – that’s not always easy, to get a place like that, good job.

J. Council Reports

Rules Committee - Monday, September 16, 2019 at 5 p.m.

Lynch: I have several topics, actually – I think one of them would be the Bed Tax distribution; as we are getting more hotels here, our pot keeps growing; I know that a percentage goes to Destination (Canal Winchester); we need to, instead of a percentage, look at a specific amount, or however we want to work that; I think we should also earmark this money for specific improvements for the community; I know that it goes into the general fund, but since we are getting substantial amounts, maybe we look at general improvements over the next several years, as to how we can implement those based on this money; it's supposed to be going back into the community, to improve the community, in order to draw more people here; what if we earmark some projects that that can go to?

(Discussion ensued)

Jarvis: It is worth talking about, but I'm not sure without Amanda in the picture whether we should discuss that; Haire: We have good estimates of what the new hotel will generate, and we've got an idea of what they're generating currently; Jarvis: Okay, it may not be overly structured, but we will have some facts; Lynch: Something we can plan for down the road.

Lynch: One of the things that there's been a lot of talk about – the Madison Township police coverage, as to what they cover and don't cover; I think that would be a good topic to get everyone together, to talk about how we can work together with them in a greater capacity – it might even be good to have a representative in here.

Lynch: The residents of Canal Winchester are paying \$500,000 a year to Madison Township, which is about half of what we are paying to our existing force; Mayor: That includes every service they have; Lynch: They provide outstanding service, I don't question that at all; what I'm getting at is that the residents are paying Madison Township are paying \$500,000 or more, and we're paying \$1.2 million over here – if you look at the math, Madison Township should be supplying at least one-third of our police protection, based on the ratios of what we pay; how can we get them to provide one-third of the coverage we should be getting here in Canal Winchester? Just broad, high-level thinking.

Lynch: I've talked to the officers on the street – they want to be here, they want to cover our area; I don't know where the hold-up is, whether it's manpower – I don't know; Jarvis: It might be more to do with coordination between two different entities doing the same thing; Lynch: When you look at dollars that residents are paying, we should be getting at least one-third of our protection; Mayor: There is nothing stopping them now; Lynch: Something is, what it is I don't know; Walker: This was approached two years ago – I spearheaded a meeting; we had our council, we had the chief – it was about the mark system at the time, and combining the radio services, which I believe they are now; Mr. Hollins was there, Ms. Jackson, Mr. Peoples, and then there was 2 other meetings after that; I know they had wanted to wait until they had everyone in their position at that time; Lynch: They should, by now; Walker: Yeah, that was approximately a year and a half ago, when they were put in, the new people; from that point on, I don't know where it landed; I know we don't see them enough, their presence – I don't know why that is; Lynch: We're getting reports from them now – one or two meetings ago, we got a report from Madison Township; to my understanding, we'll be getting monthly reports from them, as we do from Sargent Cassel; if I remember correctly, they are covering 5% of the traffic calls here in Canal; technically, they should be covering 1/3 of all of our calls; basically, all I'm after is that the people of Canal Winchester get what they pay for; Walker: You're absolutely right – that's why we had approached it back then, because we should be getting our money's worth, as well; it sounds like you had heard some things about why they

are not here; Lynch: I've had some conversations, yes.

Bennett: Mr. Lynch, I'm curious as to how much of \$500,000 makes up their budget; I know how much it would be for us – but a percentage of their budget, I think it might skew; Lynch: I think they have about a \$2 million budget, if I remember correctly; fire is \$10 million; Mayor: I don't know the number, but it's more than 2; Bennett: I think the question becomes what is the percentage of their budget, and how much we make of it.

(Discussion ensued)

Jarvis: I'm going to suggest – just because we aren't quite organized internally, yet – before we invite someone from Madison Township, we figure out what our position is on the topic; Lynch: It needs to be talked about, again for our residents.

Bennett: Mayor Ebert, have there been any additional meetings with Madison Township since – Mayor: I think we had, since that meeting, I think there was one informal meeting that wasn't really a sit-down, talk about the police department; it just came up in the meeting; Bennett: How long ago was that? Mayor: 6 months ago.

Lynch: The only other one is trash and recycling, but Mr. Peoples is working on that, so I don't think we need to do that until more information comes forward.

Walker: I do have one question – how many years has it been that the citizens have been paying that? Mayor: A long time; the police department was established around 1972, probably since then; not that amount this whole time, but some portion of that.

(Discussion ensued)

Work Session/Council - Monday, September 16, 2019 at 6 p.m.

Committee of the Whole - Monday, September 30, 2019 at 6 p.m. (TENTATIVE)

Work Session/Council - Monday, October 7, 2019 at 6:30 p.m.

CW Human Services - Mr. Lynch: Met with Aletha last week; we were talking about some of the projects that we are working on – the book bag project has increased this year by 20-30%; they are getting geared up for their Thanksgiving dinners, as well as the adopt-a-family; we talked about some of the senior transportation – that seems to be going very well, it's very well organized; they are planning lots of trips, and making very good use of that money; they are running into some challenges with the budget for the maintenance of their vehicles, they have had some high-ticket repairs done; I don't know what we provide them on a yearly basis, it might need to be revisited to see what we can do to help them out; they are just doing a stand-up job over there; I asked them about volunteers, they said they get more than they can possibly handle; Jarvis: Did they indicate that they wanted to bring a proposal to the city for consideration? Lynch: I think we need to get more information on it.

Clark: What's the latest with the sign that they were wanting – is it all done? Lynch: That's a good question; that didn't come up, I have driven by and the foundation is there, and the brick is there – what

they're waiting on, I don't know; Mr. Coolman, would you have any insight on that? Coolman: I believe they are getting bids on how to get electric to it, and the design.

CWICC - Mr. Clark: Our next meeting is Wednesday, October 30th – it will be 11:30am at the Interurban Building.

CWJRD - Mr. Bennett/Mrs. Amos: Thank you Mr. Jarvis; coming up, Mr. Wildman will be reaching out to folks – he's got an interview window setup for the 16th, 17th, and 18th, and then a second window for September 26th and 27th; hopefully, he will be reaching out and trying to setup appointments with some key stakeholders; look for that coming soon; other than that, we have an executive board meeting on September 19th, Town Hall, at 7pm.

Destination: Canal Winchester - Mr. Walker: Farmers Market will continue on through the end of September, and the next meeting will be September 24th, 6:30pm at the Interurban.

K. Old/New Business

Mayor: I'd just like to say something about Labor Day this past weekend; even with all of the inclement weather we had, and the lightning we had – Sunday evening, the last band played up to about 6:30pm, and the rest of the night was watching the sky; a lot of lightning – about the time we thought we were going to start back up, it was lightning again; we finally called it off at about 10 o'clock for the bands; Walker: It was 10:15pm, which was 2-3 hours later than some other festivals; with the lightning, we had to shut it down; Mayor: That's not very good on the band equipment – a lot of people were still here, they didn't mind it; it wasn't raining too much then, it was just the lightning; there was a lot of people still here; I think we made up for it on Monday, though – Monday was a huge crowd, all the way through; there was a lot of people standing for the parade; Saturday, the opening day – it doesn't officially open until 12pm, and they were here at 10:30, so the vendors opened at 10:30; overall, it was a good weekend with the issues.

Walker: According to Mr. Coolman, a lot of the food vendors were running out; Coolman: For the first time in probably 5-6 years, all of our seasoned vendors that have been here – seasoned means they've been here for 20+ years, we have a handful that have been here and are favorites – they love their spots, and they don't want to move; they pretty much know how to gauge, and they were the ones – as well as some new ones – they ran out of food at 4:30pm on Monday, and we go until 6pm; what's nice about our community is that they help each other out – the one vendor that ran out, the vendor next door gave them what they needed; when they ran out, they gave them what they needed; it makes you feel good, everybody is helping one another.

(Discussion ensued)

Jarvis: The cleanup was excellent as usual; Mayor: We're hoping for next year, for the 100th, it'll be bigger and better than ever.

L. Adjourn to Executive Session (if necessary)

M. Adjournment

A motion was made by Bennett to adjourn, seconded by Lynch. The motion carried with the following vote:

Yes 7 – Bennett, Lynch, Amos, Clark, Coolman, Jarvis, Walker

Adjourn @ 8:07p.m.

DRAFT

Proclamation

Whereas: September 17, 2019 marks the two hundred and thirty second anniversary of the drafting of the Constitution of the United States of America by the constitutional Convention; and

Whereas, it is fitting and proper to officially recognize this magnificent document and the anniversary of its creation; and

Whereas, it is fitting and proper to officially recognize the patriotic celebrations which will commemorate the occasion; and

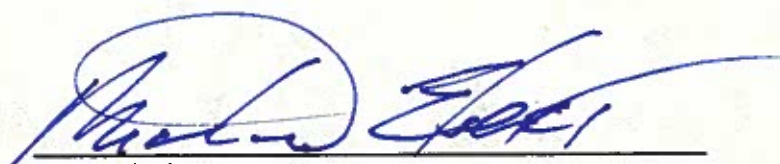
Whereas, public law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designation September 17 through 23 as constitution week;

Now Therefore, I, Michael Ebert, by virtue of the authority vested in me as the Mayor of the City of Canal Winchester, Ohio, do hereby proclaim September 17 through 23, 2019 to be

Constitution Week

in the City of Canal Winchester, and I ask our citizens to reaffirm the ideals the Framers of the constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

In Witness Whereof, I have hereunto set my hand and caused the Seal of the City of Canal Winchester, Ohio, to be affixed this 17th day of September in the year of our Lord two thousand nineteen.


Michael Ebert, Mayor



RESOLUTION NO. 19-021

**A RESOLUTION OF INTENT TO APPROPRIATE A FEE SIMPLE
ABSOLUTE INTEREST IN 2.391 ACRES, MORE OR LESS,
LOCATED AT WEST WATERLOO STREET, FOR THE PUBLIC
PURPOSE OF CONSTRUCTING ROADWAY IMPROVEMENTS,
WHICH SHALL BE OPEN TO THE PUBLIC WITHOUT
CHARGE, AND DECLARING AN EMERGENCY**

WHEREAS, the City of Canal Winchester City Council has determined that it is necessary to acquire certain property for the public purpose of quieting title and improving Waterloo Street ("the Project"); and

WHEREAS, said Project requires the City to obtain a fee simple interest from the heirs of Robert S. Wood, deceased, as described and depicted in the attached legal descriptions and surveys, said property being located in the City of Canal Winchester, County of Franklin, and State of Ohio;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Canal Winchester, Franklin and Fairfield Counties, State of Ohio:

SECTION 1. That Council hereby considers it necessary and declares its intention to appropriate, for the public purpose of quieting title and making or repairing a road, which shall be open to the public, without charge, a 2.391 acre, more or less, tract in fee simple, said property interest being situated in the City of Canal Winchester, Franklin County, Ohio, as more particularly described on the legal description and accompanying survey plat attached hereto as Exhibits A and B and incorporated herein by reference.

SECTION 2. That the Mayor shall forthwith cause written notice of the passage of this Resolution to be given to the owners and persons in possession and having an interest of record in the premises, such notice to be served and returned according to law.

SECTION 3. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety or welfare, such necessity arising from the need to begin appropriation proceedings for the expeditious completion of the Project; WHEREFORE, this Resolution shall take effect and be in force from and after its passage.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____

CLERK OF COUNCIL

MAYOR

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen (15) days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Clerk of Council

October 26, 2017

**DESCRIPTION OF A 2.391 ACRE TRACT
BEING A PORTION OF W. WATERLOO STREET, EAST OF GENDER ROAD
CITY OF CANAL WINCHESTER, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, in Section 24, Township 11 North, Range 21 West, Congress Lands, and being a portion of an original 35.35 acre tract of land conveyed, as Parcel IV, to Robert S. Wood, by deed of record in Official Record 30958, Page D 16, all references being to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a 3/4" I.D. iron pipe set within the current right-of-way of W. Waterloo Street ~ Relocated S.R. 674 (variable width) per Ohio Department of Transportation Centerline Plat for Fra-33-(26.21-30.13) Columbus – Lancaster Road, in the north line of said original 35.35 acre tract and in the south line of an original 36.8 acre tract of land conveyed to Frank R. Schirm, by deeds of record in Deed Book 1314, Page 264 and Deed Book 2325, Page 330 and at the northwest corner of 0.914 acre tract of land conveyed, for Gender Road and W. Waterloo Street ~ Relocated S.R. 674 roadway purposes as Parcel 19 WD (FRA-33-29.53), to State of Ohio, by deed of record in Deed Book 3097, Page 307, said iron pipe being N 85° 25' 21" W a distance of 284.80 feet from a point in the centerline of Gender Road at centerline station 33+15.30 as shown upon sheet 28 of 36 of Ohio Department of Transportation Centerline Plat for Fra-33-(26.21-30.13) Columbus – Lancaster Road, said iron pipe also being N 77° 53' 48" W a distance of 286.47 feet from a 1/2" solid iron pin found at the centerline intersection of W. Waterloo Street ~ Relocated S.R. 674 with Gender Road;

thence S 85° 25' 21" E along a portion of the north line of said original 35.35 acre tract and along a portion of the south line of said original 36.8 acre tract a distance of 1,209.41 feet to a 3/4" I.D. iron pipe set at the southeast corner of said original 36.8 acre tract;

thence S 52° 32' 01" W passing through the residual of said original 35.35 acre tract and along the southeasterly line of said original 36.8 acre tract, extended southwesterly, a distance of 140.21 feet to a 3/4" I.D. iron pipe set in the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674 and in a north line of an original 6.137 acre tract of land conveyed to Waterloo Crossing OP, LLC, by deed of record in Instrument No. 201208160119984;

thence N 83° 00' 54" W along the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674 and along a portion of a north line of said original 6.137 acre tract a distance of 89.53 feet to a 3/4" I.D. iron pipe set;

thence N 85° 36' 35" W along the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674, along a portion of a north line of said original 6.137 acre tract, along a northerly right-of-way line of Waterloo Street (this section being 100 feet in width), as shown upon the plat entitled Winchester Boulevard, Waterloo Street, and Canal Street Dedication and Easements, of record in Plat Book 102, Pages 38-40 and along a north line of a 0.676 acre tract of land conveyed to Waterloo Crossing OP, LLC, by deed of record in Instrument No. 201208160119984 a distance of 500.00 feet to a 3/4" I.D. iron pipe set;

thence N 84° 39' 18" W along the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674, along a north line of said 0.676 acre tract, along a north of Waterloo Street (this section being 70 feet in width), as shown upon said plat entitled Winchester Boulevard, Waterloo Street, and Canal Street Dedication and Easements and along the north line of a 1.789 acre tract of land conveyed to Mildred Gollop Family Partnership, by deed of record in Instrument No. 201608230111312 a distance of 515.53 feet to a 3/4" I.D. iron pipe found at the northwest corner of said 1.789 acre tract, at the northeast corner of a 0.908 acre tract of land conveyed to AT Canal Winchester OH, LLC, by deed of record in Instrument No. 201611150157038 and at a southeast corner of said 0.914 acre tract;

thence N 04° 20' 11" E crossing a portion of the right-of way of W. Waterloo Street ~ Relocated S.R. 674, and along an east line of said 0.918 acre tract a distance of 84.86 feet to the place of beginning;

October 26, 2017

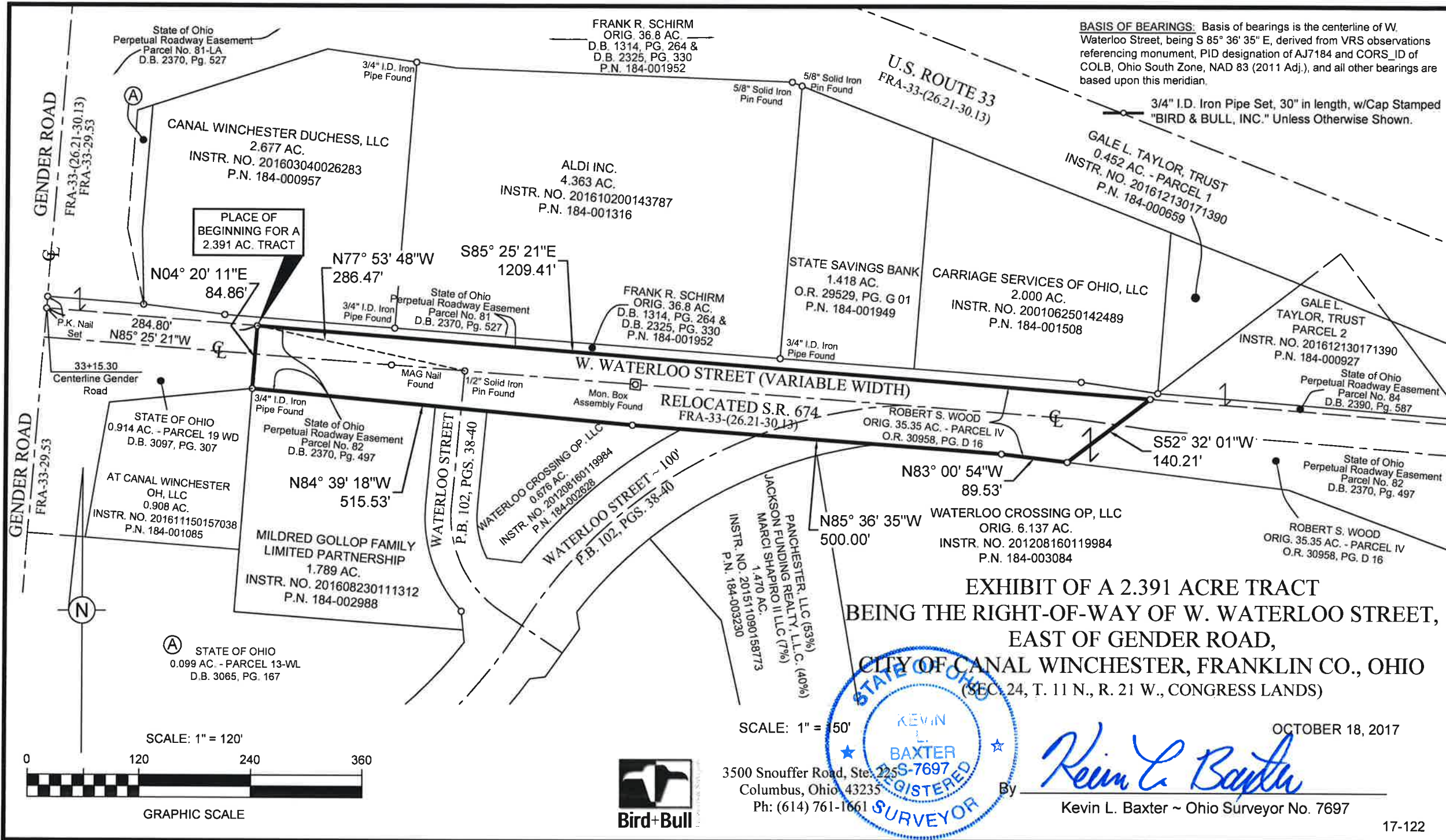
containing 2.391 acres of land, more or less, and being subject to all highways, easements and restrictions of record. Of said 2.391 acres, all are within W. Waterloo Street ~ Relocated S.R. 674 Right-of-Way.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from an actual field survey, performed under his supervision, in October, 2017. 3/4" I.D. iron pipe set are 30" in length with a plastic cap stamped "BIRD & BULL, INC.". Basis of bearings is the centerline of W. Waterloo Street ~ Relocated S.R. 674, being S 85° 36; 35" W, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

Kevin L. Baxter 10/26/17

Kevin L. Baxter ~ Ohio Surveyor #7697





BASIS OF BEARINGS: Basis of bearings is the centerline of W. Waterloo Street, being S 85° 36' 35" E, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped "BIRD & BULL, INC." Unless Otherwise Shown.

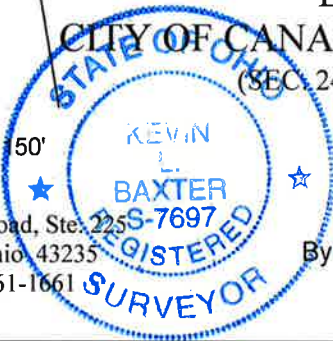
**EXHIBIT OF A 2.391 ACRE TRACT
BEING THE RIGHT-OF-WAY OF W. WATERLOO STREET,
EAST OF GENDER ROAD,
CITY OF CANAL WINCHESTER, FRANKLIN CO., OHIO
(SEC. 24, T. 11 N., R. 21 W., CONGRESS LANDS)**

SCALE: 1" = 150'

OCTOBER 18, 2017



3500 Snouffer Road, Ste. 225
Columbus, Ohio 43235
Ph: (614) 761-1661



By Kevin L. Baxter
Kevin L. Baxter ~ Ohio Surveyor No. 7697

**RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE
BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES
AND CERTIFYING THEM TO THE COUNTY AUDITOR**

(CITY COUNCIL)

OHIO REVISED CODE, SECTION 5705.34, 5705.35

The Council of the City of CANAL WINCHESTER, Franklin County

Ohio, met in _____ session on the _____ day of _____,

(Regular or Special)

2019, at the office of _____ with the following members

present:

_____ moved the adoption of the following Resolution:

WHEREAS, This Council in accordance with the provisions of law has previously
adopted a Tax Budget for the next succeeding fiscal year commencing January 1, 2020; and

WHEREAS, The Budget Commission of Franklin County, Ohio, has certified its
action thereon to this Council together with an estimate by the County Auditor of the rate of
each tax necessary to be levied by this Council, and what part thereof is without, and what
part within, the ten mill tax limitation; therefore, be it

RESOLVED, By the Council of the City of CANAL WINCHESTER
Franklin County, Ohio, that the amounts and rates, as determined by the Budget
Commission in its certification, be and the same are hereby accepted: and be it further

RESOLVED, That there be and is hereby levied on the tax duplicate of said City
the rate of each tax necessary to be levied within and without the ten mill limitation for tax year
2019 (collection year 2020) as follows:

SCHEDULE A

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY APPROVED BY THE BUDGET COMMISSION, AND COUNTY AUDITOR'S ESTIMATED TAX RATES

FUND	Amount to be Derived from Levies Outside 10 Mill Limitation	Amount Approved by Budget Commission Inside 10 Mill Limitation	County Auditor's Estimate of Full Tax Rate to Be Levied	
			Inside 10 Mill Limit	Outside 10 Mill Limit
General		\$506,159.10	2.00	
General Fund Charter				
Bond Retirement				
Bond Retirement Charter				
Police Pension				
Police Operating				
Fire Pension				
Fire Operating				
Police/Fire Pension				
Capital Improvement Charter				
Road & Sidewalk Fund				
TOTAL		\$506,159.10	2.00	

and be it further

RESOLVED, That the Clerk of this Council be and is hereby directed to certify a copy of

this Resolution to the County Auditor of said County.

_____ seconded the Resolution and the roll being

called upon its adoption the vote resulted as follows:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Adopted the _____ day of _____, 2019.

Attest:

President of Council

Clerk of Council

CANAL WINCHESTER
Franklin County, Ohio.

**CERTIFICATE OF COPY
ORIGINAL ON FILE**

The State of Ohio, Franklin County, ss.

I, _____, Clerk of the Council of the City of

CANAL WINCHESTER *within and for said County, and in whose*

custody the Files and Records of said Council are required by the Laws of State of Ohio to be kept

do hereby certify that the foregoing is taken and copied from the original _____

*now on file, that the foregoing has been compared by me with said original
document, and that the same is a true and correct copy thereof.*

WITNESS my signature, this _____ day of _____, 2019.

Clerk of Council

CANAL WINCHESTER

Franklin County, Ohio.

ORDINANCE NO. 19-050

AN ORDINANCE TO ACCEPT HILL RD. RIGHT-OF-WAY

WHEREAS, Westport Homes, the owner of property located on Hill Rd. identified as Parcel No. 0370240900, upon which Westport Homes reserved for road right-of-way; and,

WHEREAS, Westport Homes desires to dedicate the 0.210-acre parcel of land to the City of Canal Winchester for road right-of-way purposes; and,

WHEREAS, the Director of Public Service recommends acceptance of the dedication.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That Council does hereby accept and dedicate the 0.210-acre parcel of land described in Exhibit A and depicted in Exhibit B for road right-of-way purposes.

SECTION 2. That Council hereby authorizes and directs the Law Director to record an appropriate General Warranty Deed from Westport Homes, evidencing the acceptance of the road right-of-way dedication as authorized herein.

SECTION 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____

CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Clerk of Council/Finance Director

0.210 ACRE

Situated in the State of Ohio, County of Fairfield, Township of Violet, in Section 29, Township 15, Range 20, Congress Lands, being part of that 13.201 acre tract of land conveyed to D.R. Horton – Indiana, LLC by deed of record in Official Record 1779, Page 2884 (all references are to the records of the Recorder’s Office, Fairfield County, Ohio) and more particularly bounded and described as follows:

BEGINNING at an iron pin set at the southeasterly corner of the subdivision entitled “Canal Cove Section 5”, of record in Plat Cabinet 3, Slot 45, in the northerly right of way line of Hill Road (County Road 18);

Thence South $81^{\circ} 44' 01''$ East, with said northerly right of way line, a distance of 305.57 feet to an iron pin set in the westerly line of that 20 acre tract conveyed as Tract 2 to Gary C. Peterson and Patricia L. Peterson by deed of record in Official Record 1783, Page 250;

Thence South $04^{\circ} 46' 24''$ West, with said westerly line, a distance of 30.06 feet to a 1” solid iron pin found in the centerline of said Hill Road;

Thence North $81^{\circ} 44' 01''$ West, with said centerline, a distance of 305.57 feet to a mag nail set at the southwesterly corner of said 13.201 acre tract;

Thence North $04^{\circ} 46' 24''$ East, with the westerly line of said 13.201 acre tract, a distance of 30.06 feet to the POINT OF BEGINNING, containing 0.210 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System as per NAD 83. Control for the bearings was from coordinates of monument numbers 4442 and 7761, established by the Franklin County Engineering Department, using global positioning procedures and equipment.

This description is based on documents of record, prior plats of survey and observed evidence located by an actual field survey performed in November 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk
Professional Surveyor No. 7865

Date



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648

emht.com

SURVEY OF ACREAGE PARCEL

SECTION 29, TOWNSHIP 15, RANGE 20

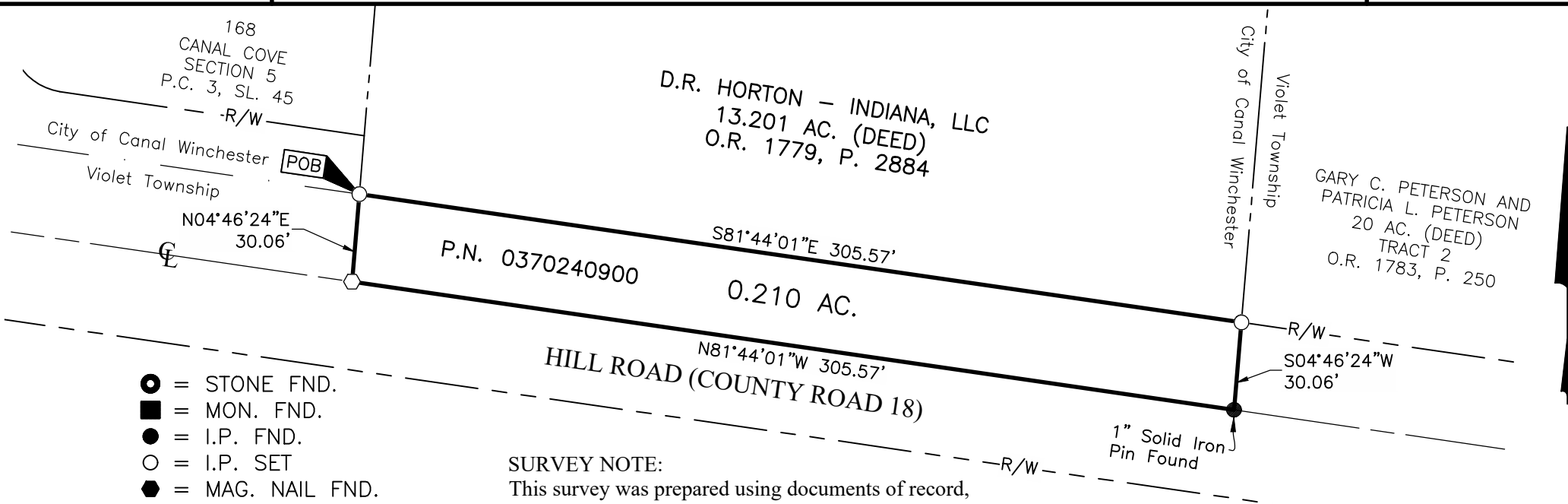
CONGRESS LANDS

TOWNSHIP OF VIOLET, COUNTY OF FAIRFIELD, STATE OF OHIO

Date: July 30, 2019

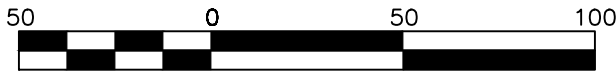
Scale: 1" = 50'

Job No: 2018-0963



- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- ◆ = MAG. NAIL FND.
- ◇ = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- ◆ = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



GRAPHIC SCALE (in feet)

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

BASIS OF BEARINGS:

The bearings shown on this survey are based on the Ohio State Plane Coordinate System as per NAD83. Control for the bearings was from coordinates of Monument Numbers 4442 and 7761 established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

By _____
Matthew A. Kirk
Professional Surveyor No. 7865
Date _____

ORDINANCE NO. 19-052

**AN ORDINANCE AUTHORIZING THE APPROPRIATION OF
PROPERTY FOR THE PUBLIC PURPOSE OF CONSTRUCTING
ROADWAY IMPROVEMENTS, WHICH SUCH ROADWAY
SHALL BE OPEN TO THE PUBLIC WITHOUT CHARGE, AND
DECLARING AN EMERGENCY.**

WHEREAS, the City of Canal Winchester City Council has determined that it is necessary to acquire certain property for the public purpose of quieting title and improving Waterloo Street ("the Project"); and

WHEREAS, the Project requires that the City obtain a fee simple interest from the heirs and assigns of Frank Schirm, as described and depicted in the attached legal description and survey, said property being located in the City of Canal Winchester, County of Franklin, and State of Ohio; and

WHEREAS, the property in question is presently occupied by roadway subject to a highway easement to the benefit of the City; and

WHEREAS, Council previously passed Resolution No. 18-003, stating its intent to proceed with appropriation of said property; and,

WHEREAS, since passage of Resolution No. 18-003, the City has complied with the statutory requirements of Chapters 719 and 163 of the Revised Code related to the appropriation of property; and

WHEREAS, the City has procured an appraisal of the fair market value estimate of the fee simple interest in the 0.463-acre property, and said appraisal has determined the fair market value estimate of such interest to be three hundred dollars (\$300.00);

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Canal Winchester, Franklin and Fairfield Counties, State of Ohio:

SECTION 1. That Council considers it necessary and declares its authorization to appropriate, for the public purpose of constructing a roadway project which shall be open to the public without charge, the property from the property owner identified above, being a fee simple interest, preserving rights of access, in the 0.463-acre property described in the attached Exhibit A.

SECTION 2. That Council hereby authorizes and directs such appropriations to proceed. The City, through its counsel, is hereby authorized to file a petition for appropriation in the Franklin County Court of Common Pleas should it become necessary, and to utilize the quick-take procedures pursuant to R.C. 163.06.

SECTION 3. Council further hereby authorizes and directs the Mayor, the Director

of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other lawful actions necessary to appropriate or acquire the property identified in Section 1, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interests in an amount greater than the appraised value without further Council action required.

SECTION 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety or welfare, such necessity arising from the need to begin appropriation proceedings for the expeditious completion of the Project; WHEREFORE, this ordinance shall take effect and be in force from and after its passage.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen (15) days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Clerk of Council

October 26, 2017

**DESCRIPTION OF A 0.463 ACRE TRACT
BEING A PORTION OF W. WATERLOO STREET, EAST OF GENDER ROAD
CITY OF CANAL WINCHESTER, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, in Section 24, Township 11 North, Range 21 West, Congress Lands, and being a portion of an original 36.8 acre tract of land conveyed to Frank R. Schirm, by deeds of record in Deed Book 1314, Page 264 and Deed Book 2325, Page 330, all references being to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a P.K. nail set in the centerline of Gender Road at centerline station 33+15.30 as shown upon sheet 28 of 36 of Ohio Department of Transportation Centerline Plat for Fra-33-(26.21-30.13) Columbus – Lancaster Road, at the northwest corner of 0.914 acre tract of land conveyed, for Gender Road and W. Waterloo Street ~ Relocated S.R. 674 roadway purposes as Parcel 19 WD (FRA-33-29.53), to State of Ohio, by deed of record in Deed Book 3097, Page 307 and at the southwest corner of said original 36.8 acre tract, said P.K. nail being N 04° 23' 25" E a distance of 39.38 feet from a P.K. nail set at the centerline intersection of also being N 81° 38' 54" W a distance of 570.04 feet from a 1/2" solid iron pin found at the centerline intersection of W. Waterloo Street ~ Relocated S.R. 674 with Gender Road;

thence N 04° 23' 25" E along the centerline of Gender Road a distance of 15.62 feet to a P.K. nail set;

thence S 85° 36' 35" E passing through the residue of said 36.8 acre tract, crossing a portion of Gender Road and with the Limited Access Right-of-Way line of Parcel 81-LA as conveyed, as a perpetual easement for roadway purposes, to the State of Ohio, by deed of record in Deed Book 2370, Page 527 a distance of 130.00 feet to a 3/4" I.D. iron pipe set at the intersection of the easterly right-of-way line of Gender Road with the northerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674, at the south corner of a 0.099 acre tract of land conveyed, as Parcel 13-WL for Gender Road roadway purposes, to the State of Ohio, by deed of record in Deed Book 3065, Page 167 and at the southeast corner of a 2.677 acre tract of land conveyed to Canal Winchester Duchess, LLC, by deed of record in Instrument No. 201603040026283;

thence S 83° 00' 26" E along a northerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674 and along a south line of said 2.677 acre tract a distance of 110.11 feet to a 3/4" I.D. iron pipe set;

thence S 85° 36' 35" E along a northerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674, along a south line of said 2.677 acre tract, along the southerly line of a 4.363 acre tract of land conveyed to ALDI Inc., by deed of record in Instrument No. 201610200143787, along the southerly line of a 1.418 acre tract of land conveyed to State Savings Bank, by deed of record in Official Record 29529, Page G 01 and along a southerly line of a 2.00 acre tract of land conveyed to Carriage Services of Ohio, LLC, by deed of record in Instrument No. 200106250142489 a distance of 1,160.00 feet to a 3/4" I.D. iron pipe set (passing a 3/4" I.D. iron pipe found at the southeast corner of said 2.677 acre tract at 229.88 feet and passing a 3/4" I.D. iron pipe found at the southeast corner of said 4.363 acre tract at 751.58 feet);

thence S 81° 48' 04" E along a northerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674 and along a southerly line of said 2.000 acre tract a distance of 104.03 feet to a 3/4" I.D. iron pipe set at the southeast corner of said 2.000 acre tract, at the south corner of a 0.452 acre tract of land conveyed, as Parcel 1, to Gale L. Taylor, Trust, by deed of record in Instrument No. 201612130171390, at the northwesterly line of a tract of land conveyed, as Parcel 2, to Gale Taylor, Trust, by deed of record in Instrument No. 201612130171390 and in the southeasterly line of said original 36.8 acre tract;

thence S 52° 32' 01" W crossing a portion of said right-of-way of W. Waterloo Street ~ Relocated S.R. 674, along a portion of the northwesterly line of said Parcel 2 and along a portion of the southeasterly line of said original 36.8 acre tract a distance of 12.88 feet to a 3/4" I.D. iron pipe set at the southeast corner of said original 36.8 acre tract and in the north line of an original 35.35 acre tract of land conveyed, as Parcel IV, to Robert S. Wood, by deed of record in Official Record 30958, Page D 16;

thence N 85° 25' 21" W along a portion of the south line of said original 36.8 acre tract and along a portion of the north line of said original 35.35 acre tract a distance of 1,494.21 feet to the place of beginning;

October 26, 2017

containing 0.463 acre of land, more or less, and being subject to all highways, easements and restrictions of record. Of said 0.463 acres, 0.047 acre is with Gender Road Right-of-way and 0.416 acre is within W. Waterloo Street ~ Relocated S.R. 674 Right-of-Way and all is within P.N. 184-001952.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from an actual field survey, performed under his supervision, in October, 2017. 3/4" I.D. iron pipe set are 30" in length with a plastic cap stamped "BIRD & BULL, INC.". Basis of bearings is the centerline of W. Waterloo Street ~ Relocated S.R. 674, being S 85° 36; 35" W, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

Kevin L. Baxter

Kevin L. Baxter ~ Ohio Surveyor #7697

10/26/17



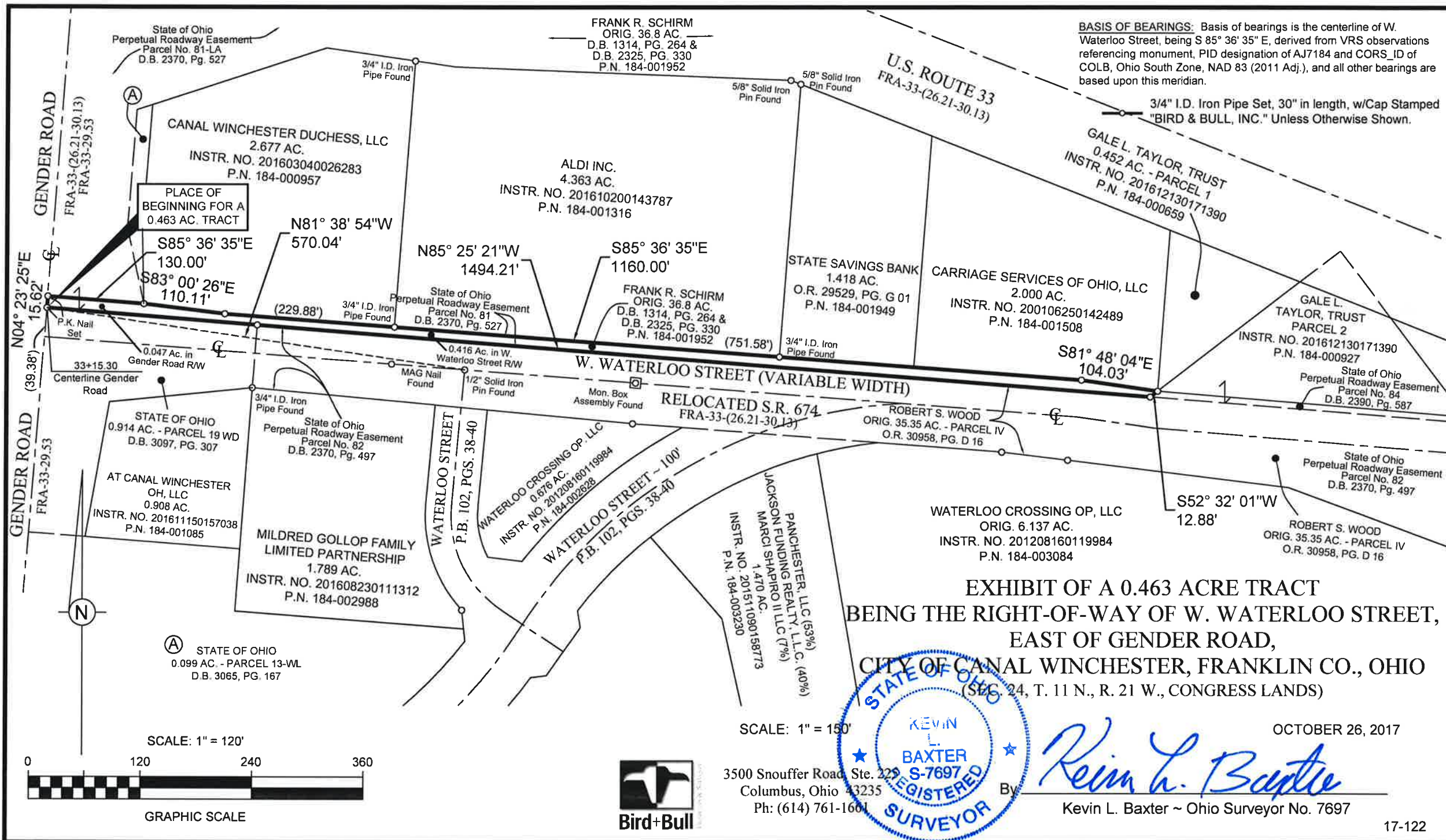


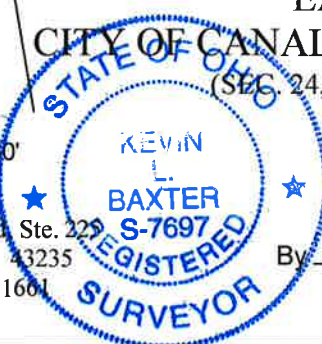
EXHIBIT OF A 0.463 ACRE TRACT
BEING THE RIGHT-OF-WAY OF W. WATERLOO STREET,
EAST OF GENDER ROAD,
CITY OF CANAL WINCHESTER, FRANKLIN CO., OHIO
(SEC. 24, T. 11 N., R. 21 W., CONGRESS LANDS)

SCALE: 1" = 150'

OCTOBER 26, 2017



3500 Snouffer Road, Ste. 225
Columbus, Ohio 43235
Ph: (614) 761-1661



By Kevin L. Baxter
Kevin L. Baxter ~ Ohio Surveyor No. 7697

**Appraisal Report
of the Property Located at:**

Vacated Right Of Way Sites
Waterloo Street
Canal Winchester,
Franklin County, Ohio 443110

As of:

July 1st, 2019

Appraisal Prepared for:

Mr. Lucas Hair
Canal Winchester
Development Director
City of Canal Winchester
36 S. High Street
Canal Winchester, Ohio 43110

By:

Affiliated Appraisers of America LLC
4051 West Dublin Granville Road
Dublin, Ohio 43017



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of the Property Located at:**

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Dublin, Ohio 43017





**Affiliated Appraisers of American LLC
Real Estate Appraisers & Consultants
4051 West Dublin-Granville Road
Dublin, Ohio 43017**

Phone: (614) 792-8330 Fax: (614) 889-5588

**Deno J. Duros, Appraiser
State Certified General 39739
N.A.R.A., C.A.A., G.R.I
National Association of Realtors**

July 10th, 2019

Mr. Lucas Hair
Canal Winchester
Development Director
City of Canal Winchester
36 S. High Street
Canal Winchester, Ohio 43110

Re: Summary Appraisal Report
of the Property Located at:
Vacated Right Of Way Sites
Waterloo Street
Canal Winchester,
Franklin County, Ohio 443110

Mr. Lucas Hair:

Pursuant to your request and in accordance with your directives, I have inspected the subject site on July 1st, 2019 and have gathered and analyzed applicable market and economic data for the purpose of estimating the market value of the subject site along with all improvements, fee simple estate, of the subject property as of July 1st, 2019.

The subject sites are located on the north east quadrant Gender Road and Waterloo Street and situated south of State Rt. 33 north of downtown Canal Winchester within the a commercial/ retail area Canal Winchester, Franklin, County, Ohio..

Page-3-
Mr. Hair:

The subject sites consists of two parcel each of right of way easements crested within the interchange and needed to be vacated.. The one parcel has been transferred to the City of Canal as of 2019. Both sis are rectangular in shape as shown on the attached survey and legal descriptions within the addendum of this report.

Please review Flood Maps as well as County Property records within the addendum of this report.

Both sites are residual land that was created within the state right of way taking and have no value shown by the Highest and Best Use and shod be vacated and conveyed to the City of Canal Winchester.

The reader is directed to the addendum of this report were there is a copy of FEMA Flood Zone and zoning maps...

My value is based both along wqith the menute State of Ohio Right -of way value as well as supported by land sales shown right-or ways taking .

As a result of my appraisal and analysis, it is my opinion that the market value, fee simple estate, of the subject property, in terms of financial arrangements equivalent to cash, as of **July 1st, 2019.**

THREE HUNDRED DOLLARS

(\$ 300,00)

Page-4-
Mr. Hair:

Re: Summary Appraisal Report
of the Property Located at:
Vacated Right Of Way Sites
Waterloo Street
Canal Winchester,
Franklin County, Ohio 443110

I hereby certify that I have no present or future contemplated interest in the subject property and that my fee for this complete appraisal summary report is in no way contingent upon the value estimates reported herein. I hereby certify that this appraisal summary report has been made in accordance with FIRREA, the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation (USPAP), The Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute and The Principles of Appraisal Practice and Code of Ethics of the American Society of Appraisers.

I hereby Certify that I have inspected the subject property being appraised and the comparable properties: that the statements contained in this appraisal and upon which the opinions expressed herein are based, are true and correct to the best of my knowledge and belief, subject to limited conditions herein set forth: and that to the best of my knowledge and belief no pertinent information has been overlooked in the appraisal of the property.

The undersigned certifies that ,except as otherwise noted in this appraisal report:

1. I have no past or contemplated future interest in the real estate that is the subject on his report. Furthermore, it is stated that no other party has infused the appraiser' final value conclusion.
2. I have no personal interest or bias with respect to the subject matter of this appraisal report or, the parties involved.
3. I do hereby certify that I have inspected the subject property; that to the best of my knowledge and belief, the statements of fact in this report, upon which the analysis, opinions and conclusions expressed herein are based, are correct and true.

Page-5-
Mr. Hair:

4. This appraisal report sets forth all these assumptions and limiting conditions affecting the analysis, opinions and conclusions contained in the report.
5. This appraisal report has been made in conformity with and is subject to the Uniform Standards of Professional Appraisal Practices (USPA) as promulgated by the Appraisal Standards Board of the Appraisal Foundation.
6. No one other than the undersigned prepared the analysis, conclusions and opinions concerning the real estate that are set forth in this appraisal report.
7. Disclosure of the content of this appraisal report is governed by the guidelines and regulations of USPA.
8. Neither the employment to appraise, nor the compensation agreed upon, is in any manner contingent upon the valuation given.

The appraiser has not been furnished with any information concerning the subjects subsurface or load bearing capabilities nor has the appraiser been provided with any information pertaining to the presence of hazardous conditions, which may have an adverse effect on the value of the subject property. This complete appraisal summary report has been made assuming that no such conditions exist. If additional information is required, the client is advised to obtain the services of a qualified engineer.

Thank you for this opportunity to be of service.

Respectfully submitted,

AFFILIATED APPRAISERS OF AMERICA



Deno J. Duros, Appraiser, CCA.,GRI.
Certified General Appraiser
State of Ohio
G-397439

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Mr. Hair:

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- Assumptions and Limited Conditions

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- Ownership and Legal Description
- Legal Data
- Market Period and Exposure Period
- Economic Overview of the Market
- Description of the Site
- Analysis of Highest and Best Use
- Highest and Best Use of the Subject
- Definition of Market Value
- Methods of Valuation
 - Land Value
 - Cost Approach
 - Market Data Approach
 - Income Approach
- Conclusion and Reconciliation
- Appraiser Disclosure Statement

THE ADDENDUM

- County Auditor Property Information
- Legal Description
- Copy of the Purchase Contract
- Photographs of the Subject
- Copy of Sales Comparables
- Area Description

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY: Vacant Right of way land

LOCATION: The subject sites are located on the north east quadrant Gender Road and Waterloo Street and situated south of State Rt. 33 north of downtown Canal Winchester, Canal Winchester, Franklin County Ohio.

SITE FEATURES:

The subject sites are located on the north east quadrant Gender Road and Waterloo Street and situated south of State Rt. 33 north of downtown Canal Winchester within the a commercial/ retail area Canal Winchester, Franklin, County, Ohio..

The subject sites consists of two parcel each of right of way easements crested within the interchange and needed to be vacated.. The one parcel has been transferred to the City of Canal as of 2019. Both sis are rectangular in shape as shown on the attached survey and legal descriptions within the addendum of this report.

Please review Flood Maps as well as County Property records within the addendum of this report.

Both sites are residual land that was created within the state right of way taking and have no value shown by the Highest and Best Use and shod be vacated and conveyed to the City of Canal Winchester.

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Mr. Hair:

**HIGHEST AND
BEST USE:**

The subject's site Highest and Best Use would be for its to be vacated and attached within the Canal Winchester properties. present use.

**REASONABLE
MARKETING
PERIOD:**

Due to the nature of the subject sites there is no market value to an investor developer.

**INDICATION
OF VALUE:**

The value is based on the subject sites with present use and zoning.

**FINAL VALUE
ESTIMATE:**

\$ 300.00

(Based upon State of Ohio Right of way minim value.)

**DATE OF VALUE
ESTIMATE:**

July 1st, 2019

**DATE OF
APPRAISAL:**

July 1st, 2019

QUALIFICATIONS OF THE APPRAISER

Deno J. Duros

PRESENT STATUS

President of Affiliated Appraisers of America, an independent real estate appraisal and consulting firm, handling residential, commercial, and investment properties.

FORMAL EDUCATION

B.S., Industrial Management, The Ohio State University, 1961.

PROFESSIONAL MEMBERSHIPS

Columbus Board of Realtors
Ohio Association of Realtors
National Association of Realtors
Broker, State of Ohio
State of Ohio Certification # G397439

FORMAL REAL ESTATE EDUCATION

Society of Real Estate Appraisers Courses
Course 101: An Introduction to Appraising Real Property
Course 102: Applied Residential Property Valuation
Course 201: Principles of Income Property Appraising
Course 202: Applied Income Property Valuation
Certified Course: Appraisal Residential, Property Valuation
Certified Course: Appraisal Small Residential Income Property
Certified Course: Real Estate Appraisal
Certified Course: Uniform Standard of Appraisal Practice

Attendance at numerous seminars and lectures dealing with new areas of real estate, real estate appraisal, finance, etc., to stay current with changes in the marketplace.

BACKGROUND

Affiliated Appraisers of America is a full service appraisal company, which has been in business for over ten years. It was established to handle residential, commercial, and investment appraisals. The purpose of the appraisal reports have been for condemnation, mortgage and for individual buying and selling. Deno J. Duros has 50 years of real estate experience and 47 years of appraisal experience. The company has on-line computer access with Ameristate to all recorded sales in 40 counties of Ohio. In addition the MLS database and numerous contacts with Realtors and banks are used to obtain the most accurate comparable. Both the Means Cost Data Index and Marshal and Swift are used for new cost estimates. This enables Affiliated to quickly and accurately process appraisals while being confident that the most accurate comparable are being used.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is made under the following assumptions and limiting conditions.

- 1) The legal description/survey furnished the appraiser is assumed to be correct.
- 2) This appraiser does not assume any responsibility for the matters legal in character, and title to the subject is considered good, free and clear of existing liens and encumbrances (except where noted) and under proper management and ownership.
- 3) Sketches are furnished as an aid in visualizing the property; no surveys have been made, and as a result, appraiser assumes responsibility for such surveys.
- 4) This appraiser believes reliable certain information identified in this report as being furnished by others, but we assume no responsibility for its accuracy.
- 5) Separate values for land and building may not be used in connection with any other appraisal and are invalid if soused. Land and building values are allocated separately for accounting purposes under the present land utilization.
- 6) No responsibility is assumed for failure to disclose damages to the property not readily visible through normal visual inspection.
- 7) Possession of this appraisal does not carry with it the do not right of publication, nor may it be used for any other purpose by anyone but the specific client without the written permission of this appraiser. This report, as an instrument of service, is and shall remain the property of the appraiser.
- 8) This appraiser shall not be required to give testimony or appear in court by reason of this appraisal unless previous arrangements have been made thereof.
- 9) Where construction of contemplated improvement is considered, this appraisal is predicated on construction as per plans and specifications. Further, it assumes building will be done expeditiously and in a workman like fashion.
- 10) In this appraisal assignment, the existence of potentially hazardous materials used in the construction or maintenance of the building, such as the presence of asbestos, urea-formaldehyde foam insulation, and/or the existence of toxic waste, which may or may not be present on the property, was not observed by us; nor do I have any knowledge of the existence of such materials on or in the property.

The appraisers, however, are not to detect such substances. The existence of urea-formaldehyde insulation or other potentially hazardous waste material may have an effect on the value of the property. We urge the client to retain an expert in this field, if desired.

ASSIGNMENT AND OBJECTIVE OF THE APPRAISAL

The objective of the appraisal is to estimate the market value of the unencumbered fee simple title to the subject property, in terms of financial arrangements equivalent to cash. The date of this appraisal and effective date of the value estimate is **July 1st, 2019** .

For the purpose of this appraisal, market value is defined as follows:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus".

Implicit in this definition are the consummation of a sale as of a specific date and the passing of title from seller to buyer, under conditions whereby:

- 1) Buyer and seller are typically motivated.
- 2) Both parties are well informed or well advised and acting in what he considers his own best interest.
- 3) A reasonable time is allowed for exposure in the open market.
- 4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source: Federal Home Loan Bank Memorandum R 41 (c),
September 11, 1986, Office of Examinations and Supervision)

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Mr. Hair:

PURPOSE OF THE APPRAISAL

The purpose of this appraisal report is to estimate the market value, fee simple estate, of the subject property, in terms of financial arrangements equivalent to cash, as of **July 1st, 2019** .

SCOPE OF THE APPRAISAL

The appraisal will cover an investigation of all matters considered pertinent by the appraiser to the valuation. The investigation will include a study analysis of current sales of properties, of a comparable nature, a construction cost study (if applicable), an analysis of the income and expenses interpreted into a capitalized value (if applicable), and finally a correlation of the various value indicators into a final property value, estimates as of the date of this appraisal.

FUNCTION OF THE APPRAISAL

This report is to be used in conjunction with a Franklin County Probate Court Hearing. .

OWNERSHIP

See legal description and deed's attached.

LEGAL DESCRIPTION

See legal description and deed's attached.

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Mr. Hair:

LAGAL DATA

FLOOD MAP & ZONING: See Flood Information with the
addendum of this report

ZONING: According to the zoning officials of Canal Winchester,
Franklin County, Ohio, the subject is zoned (Commercial
District). The subject's present use is a permitted zoning
classification.

TOPOGRAPHY: The subject site is primarily level..

PRESENT USE: Grass area and abounded right of way...

MARKET PERIOD

A reasonable marketing period of the subject property has been considered. My estimation of a reasonable market period is contingent upon an asking price near the estimate of market value provided in the appraisal report. The typical sites have no value to an investor/developer due to there size, location and use. Assuming a marketable title and available

EXPOSURE PERIOD

A reasonable exposure period for the subject property has also been considered. A reasonable exposure period may be defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal a retrospective estimate based upon an analysis of the past events assuming a competitive and open market.

ANALYSIS AND DEFINITION OF HIGHEST AND BEST USE

Present Use of the Subject Property

Present vacant right-of way residual land.

The subject sites are located on the north east quadrant Gender Road and Waterloo Street and situated south of State Rt. 33 north of downtown Canal Winchester within the a commercial/ retail area Canal Winchester, Franklin, County, Ohio.. The subject sites consists of two parcel each of right of way easements crested within the interchange and needed to be vacated.. The one parcel has been transferred to the City of Canal as of 2019. Both sis are rectangular in shape as shown on the attached survey and legal descriptions within the addendum of this report. Please review Flood Maps as well as County Property records within the addendum of this report.

Highest and best use may be defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and results in the highest value.⁽¹⁾

⁽¹⁾The Appraisal of Real Estate, Ninth Edition, 1987 American Institute of Real Estate Appraisers.

HIGHEST AND BEST USE OF THE SUBJECT

Legally permissible uses of the subject site, if vacant, include a wide range of uses falling under a business user.

The subject is conducive to development based upon all of its physical characteristics.

All legal permissible uses are also considered to be physically possible on the subject site.

All of the physical possible uses for the subject site are also considered to be financially feasible.

In conclusion, it is the appraiser's opinion that the highest and best use of the subject sit s to be vacated and connected to the adjacent parcels...

DEFINITION OF MARKET VALUE

Market Value is defined as follows:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus".

Implicit in this definition is the consummation of a sale as of a specific date and the passing of title from seller to buyer, under conditions whereby:

- 1) Buyer and seller are typically motivated.
- 2) Both parties are well informed or well advised and acting in what he considers his own best interest.
- 3) A reasonable time is allowed for exposure in the open market.
- 4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source: Federal Home Loan Bank Memorandum R 41 (c),
September 11, 1986, Office of Examinations and Supervision)

METHODS OF VALUATION

The value of real estate is estimated through the three methods of valuation being 1) the Cost Approach, 2) the Market Data Approach, and 3) the Income Approach. The basic concept of each method is discussed below:

Cost Approach

The Cost Approach to Value is the method of valuation in which the estimated replacement costs new of the subject's improvements as well as all indirect costs are determined and from this all forms of physical, functional, and external obsolescence are deducted. To the depreciated value of the building improvements is added to the depreciated value of the site improvements and the total land value to arrive at the total value for the subject by the Cost Approach.

Market Data Approach

The Market Approach to Value is an appraisal procedure in which the market value is predicated upon the price, actual market transactions and current listings. This process analyzes sales of similar, recently sold properties in order to derive an indication of the most probable sales price of the property being appraised. The reliability of this technique is dependent upon:

- a) The availability of comparable sales data.
- b) The verification of sales data.
- c) The degree of comparability or extent of adjustment necessary for time differences.
- d) The absence of non-typical conditions affecting the sales price.

Income Approach

This technique is based upon the estimates of economic rent and net operating income attributable to the property. The estimated net operating income is converted into a final property value by direct capitalization.

Each of these approaches is valid only if sufficient information is available in order to substantiate their development.

MARKET DATA APPROACH

As stated earlier, the Market Data Approach, also known as the sales comparison approach, is the appraisal procedure in which the market value estimate is predicated upon prices paid, actual market transactions, and current listings. This process analyzes sales of similar, recently sold properties in order to derive an indication of the most probable sale price of the property being appraised.

As a basis for estimating the value of the subject as a vacant land basis, the appraiser made a search of the subject's immediate market area, Columbus, Franklin County, in general in an effort to locate vacant land sales considered comparable to the subject.

The appraiser was not able to locate vacated right of way closed sales within the area as well as Franklin County. I was able to locate four (4) vacant land sales within the subject's immediate market area ~~range from~~ from a low of 0.15 per sq. ft. to a high of 1.27 per sq. ft. with an un adjusted mean of \$ 0.58 per sq. ft..

Due to the nature of the sales comparables I have relied upon them to show there low square foot value before any adjustments were made. The subject property is a unique t situation and irregular shape.

Due to not having good market sales the market approach was not given most weight..

Information pertaining to the land sales comparables is located in the addendum of this report.

**The minim value applied by The State of Ohio right-of way authorized
Is \$ 300.00 which was applied to the subject.**

Page-19-
Mr. Hair:

CONCLUSION AND RECONCILIATION

Cost Approach to Value: N/A

Market Data Approach to Value: \$ 300.00
(Based upon State of Ohio Department of Transportation)

Income Approach to Value: N/A

The market data approach indicates the activities of typical buyers and sellers in the marketplace. The subject sites due to there nature /size/location, easements have no real market value to an investor buyer and given no weight. I have indicated a value of \$ 300.00 based upon The State of Ohio Department of Right of ways minim value to the subjects.

The cost approach was not developed due to not being applicable.

The income approach is not applicable and not given weight.

As a result of my appraisal and analysis, it is my opinion that the market value, fee simple estate, of the subject property, in terms of financial in terms of financial arrangements equivalent to cash, as of July 1st, 2019 is:

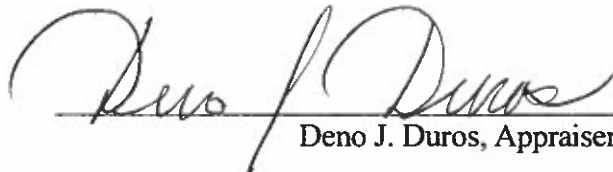
**THREE HUNDRED
DOLLARS**

(\$ 300.00)

APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code
section 4763.12 (C)

1. Name of Appraiser: Deno J. Duros
2. Class of Certification/Licensure: Certified General
Certification/Licensure Number: 397439
3. Scope: This report is within the scope of my certification of License.
4. Service provided by: Disinterested & Unbiased Third Party.
5. Signature of person preparing and reporting the appraisal:


Deno J. Duros, Appraiser

State of Ohio
Department of Commerce
Division of Real Estate
Appraisal Section

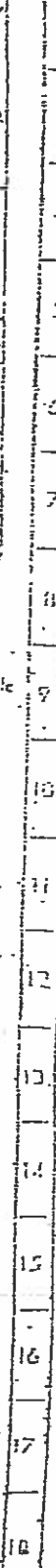
ADDENDUM

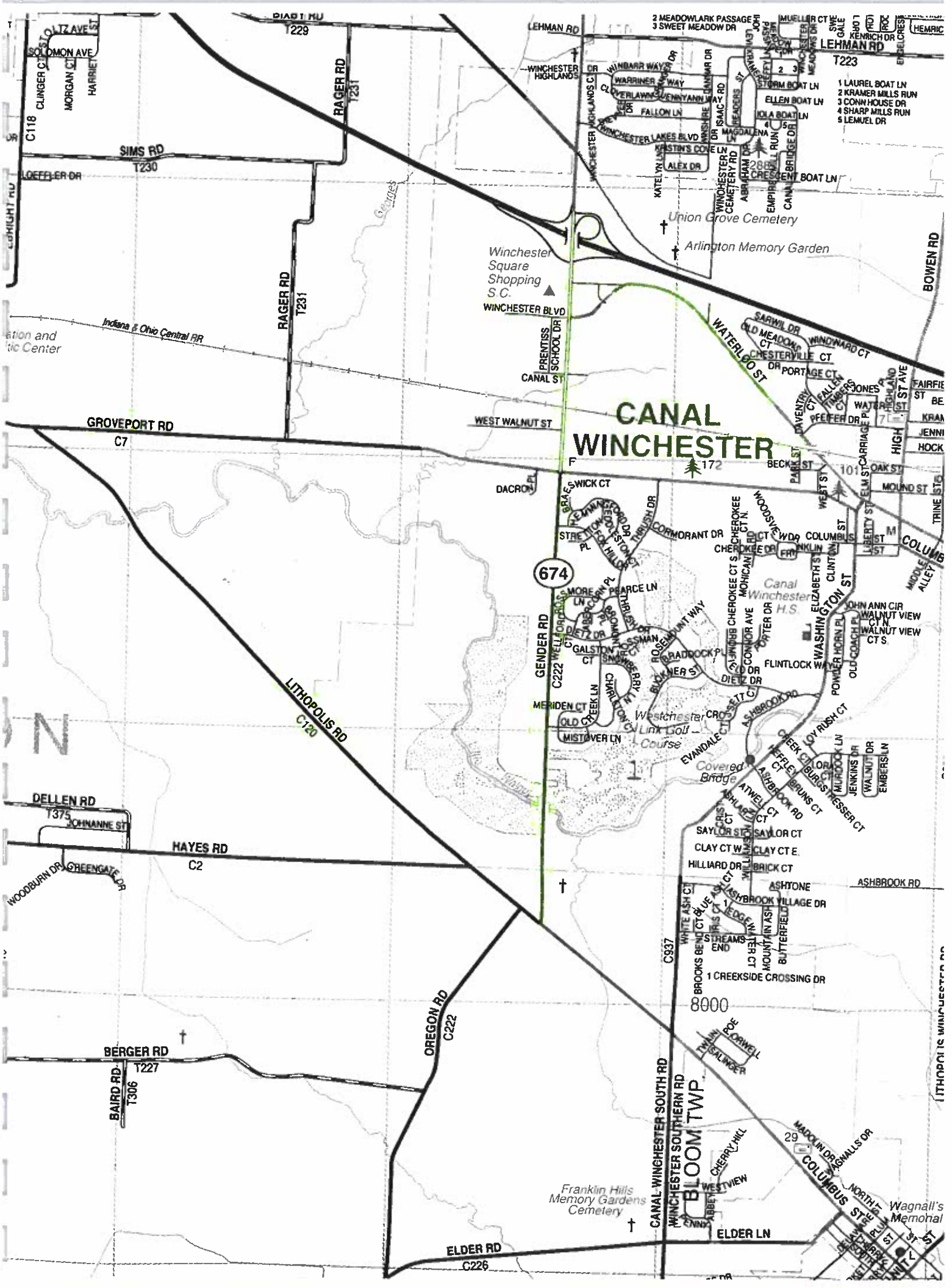
OHIO DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE & PROFESSIONAL LICENSING

AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:

NAME: Deno John Duros
LIC/CERT NUMBER: 000397439
LIC LEVEL: Certified General Real Estate Appraiser
CURRENT ISSUE DATE: 10/31/2018
EXPIRATION DATE: 10/04/2019
USPAP DUE DATE: 10/04/2020

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---





CANAL WINCHESTER

674

8000

CANAL WINCHESTER SOUTH RD
WINCHESTER SOUTHERN RD
BLOOM TWP

LITHOPOLIS WINCHESTER RD



The Columbus Dispatch

Ohio's Greatest Online Newspaper

Ohio's Counties	2000 Population	1990 Population	Percentage Change	Area (sq. mi.)
Adams County	27330	25371	7.7	583.909191
Allen County	108473	109755	-1.2	404.425956
Ashland County	52523	47507	10.6	424.373480
Ashtabula County	102728	99821	2.9	702.439519
Athens County	62223	59549	4.5	506.757509
Auglaize County	46611	44585	4.5	401.252958
Belmont County	70226	71074	-1.2	537.350236
Brown County	42285	34966	20.9	491.758790
Butler County	332807	291479	14.2	467.269657
Carroll County	28836	26521	8.7	394.673096
Champaign County	38890	36019	8.0	428.559533
Clark County	144742	147548	-1.9	399.857802
Clemont County	177977	150187	18.5	451.990469
Clinton County	40543	35415	14.5	410.879426
Columbiana County	112075	108276	3.5	532.456563
Coshocton County	36655	35427	3.5	564.069546
Crawford County	45966	47870	-1.9	402.113820
Cuyahoga County	1393978	1412140	-1.3	458.489183
Darke County	53305	53619	-0.6	599.798031
Defiance County	39500	39350	0.4	411.158299
Delaware County	109989	66929	64.3	442.410063
Erie County	79551	76779	3.6	254.876880
Fairfield County	122759	103461	18.7	505.110654
Fayette County	28433	27466	3.5	406.581646
Franklin County	1068978	961437	11.2	539.868665
Fulton County	42084	38493	9.3	406.783261
Gallia County	31065	30954	0.4	458.777081
Geauga County	90855	81129	12.0	403.655442
Greene County	147886	136731	8.2	414.878502
Greensery County	40792	39024	4.5	521.904233
Hamilton County	845303	866228	-2.4	407.364755

The Columbus Dispatch

Ohio's Greatest Online Newspaper

Ohio's Counties	2000 Population	1990 Population	Percentage Change	Area (sq. mi.)
Pickaway County	52727	48255	9.3	501.910711
Pike County	27695	24249	14.2	441.486452
Portage County	152061	142585	6.6	492.389684
Preble County	42337	40113	5.5	424.804830
Putnam County	34726	33819	2.7	483.865157
Richland County	128852	126137	2.2	496.876450
Ross County	73345	69330	5.8	688.414519
Sandusky County	61792	61963	-0.3	409.175381
Scioto County	79195	80327	-1.4	612.266864
Seneca County	58683	59733	-1.8	550.587565
Shelby County	47910	44915	6.7	409.272369
Stark County	378098	367585	2.9	576.136229
Summit County	542899	514990	5.4	412.723297
Trumbull County	225116	227813	-1.2	616.478127
Tuscarawas County	90914	84090	8.1	567.575457
Union County	40909	31969	28.0	436.651495
Van Wert County	29659	30464	-2.6	410.087245
Vinton County	12806	11098	15.4	414.080283
Warren County	158383	113909	39.0	395.626742
Washington County	63251	62254	1.6	635.145038
Wayne County	111564	101451	10.0	555.355377
Williams County	39188	35956	6.0	421.739879
Wood County	121065	113269	6.9	617.319820
Wyandot County	22908	22254	2.9	405.612851

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ParcelID: 184-001952-00
SCHIRM FRANK R

Map-Rt: 184-00195200--

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Owner

Owner

SCHIRM FRANK R

Owner Address

Legal Description

ROUTE 33
R21 T11 1/4S24
13.82 ACS (HWY EASE)

Calculated Acres

16.88

Legal Acres

0

Tax Bill Mailing

View or Change on the Treasurer's Website
If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.[View Google Map](#)[Print Parcel Summary](#)

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Most Recent Transfer

Transfer Date	JAN-01-0001
Transfer Price	\$0
Instrument Type	

2018 Current Market Value

	Land	Improvements	Total
Base	0	0	0
TIF			
Exempt			
Total	0	0	0
CAUV	0		

2018 Taxable Value

	Land	Improvements	Total
Base	0	0	0
TIF			
Exempt			
Total	0	0	0

2018 Taxes

Net Annual Tax	Total Paid	CDQ
0.00	0.00	

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Tax Status

Property Class -
 Land Use 899 - ZERO VALUE-PARCELS IN RIGHT OF WAY/ROW
 Tax District 184 - MADISON TWP-CANAL WINCHESTER CORP
 Net Annual Tax 0.00
 Taxes Paid 0.00
 CDQ Year

Current Year Tax Rates

Full Rate 129.36
 Reduction Factor 0
 Effective Rate 129.36
 Non Business Rate .094181
 Owner Occ. Rate .023545

2018 Taxable Value

	Land	Improvements	Total
Base	0	0	0
TIF			
Exempt			
Total	0	0	0

Tax Year Detail

	Annual	Adjustment	Payment	Total
Original Tax	0.00	0.00		
Reduction	0.00	0.00		
Adjusted Tax	0.00	0.00		
Non-Business Credit	0.00	0.00		
Owner Occupancy Credit	0.00	0.00		
Homestead Credit	0.00	0.00		
Current Tax	0.00	0.00	0.00	0.00
Prior	0.00	0.00	0.00	0.00
Penalty	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00
SA	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00
1st Half	0.00	0.00	0.00	0.00
2nd Half	0.00	0.00	0.00	0.00
Future	0.00	0.00	0.00	0.00

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SCHIRM FRANK R**Map-Rt: 184-00195200--**

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[Return to Search Results](#)**Sales Summary**

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
JAN-01-0001	SCHIRM FRANK R			0	\$0

Transfer History**Historical Parcel Sheets (PDF)****Actions**

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Year	Market Value	Taxable Value
2018	0	0
2017	0	0
2016	0	0
2015	0	0

Value History Details

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TAX YEAR 2018**Market Value**

	Land	Improvements	Total
Base	0	0	0
TIF			
Exempt			
Total	0	0	0
CAUV	0		

Taxable Value

	Land	Improvements	Total
Base	0	0	0
TIF			
Exempt			
Total	0	0	0

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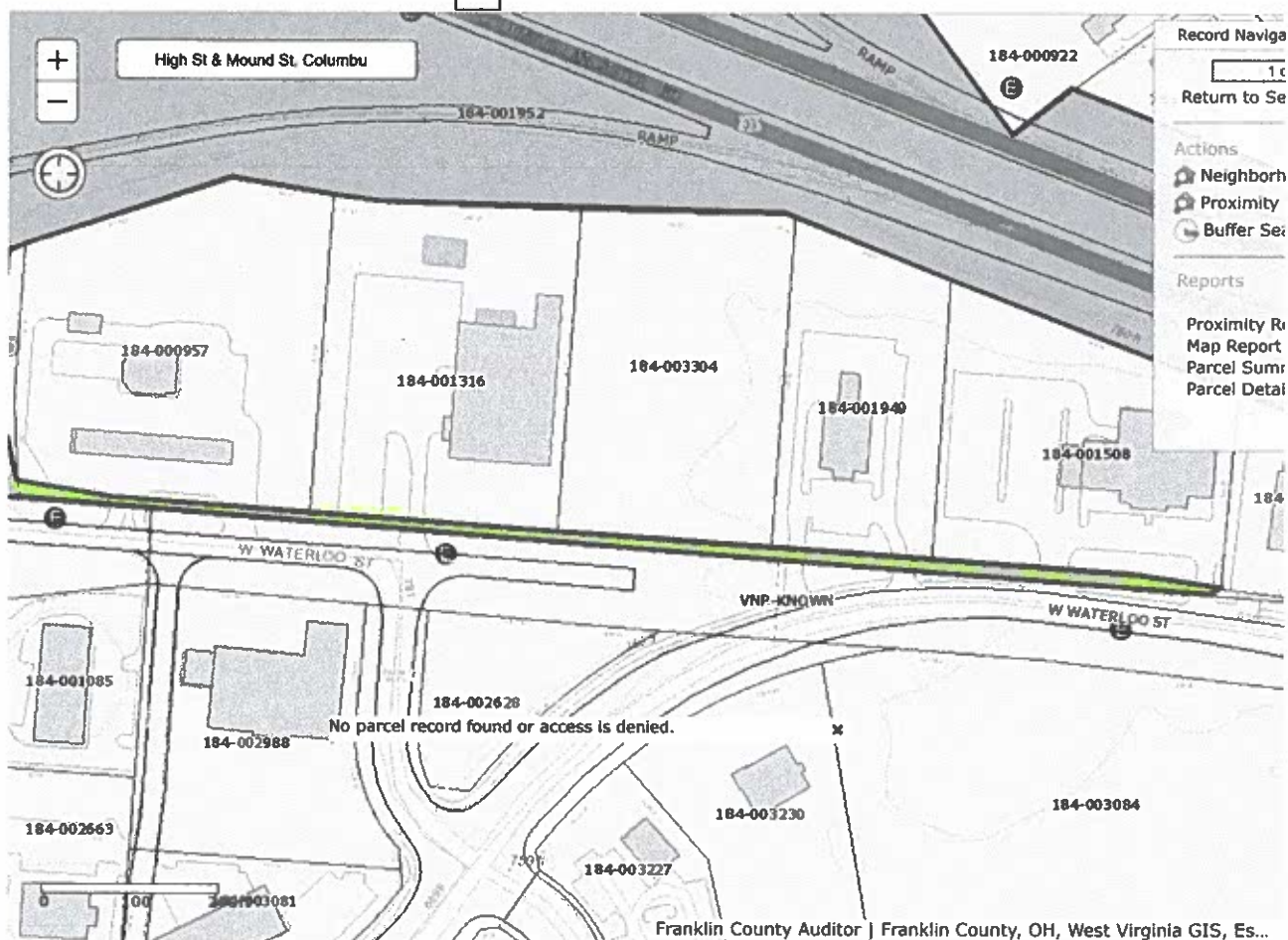
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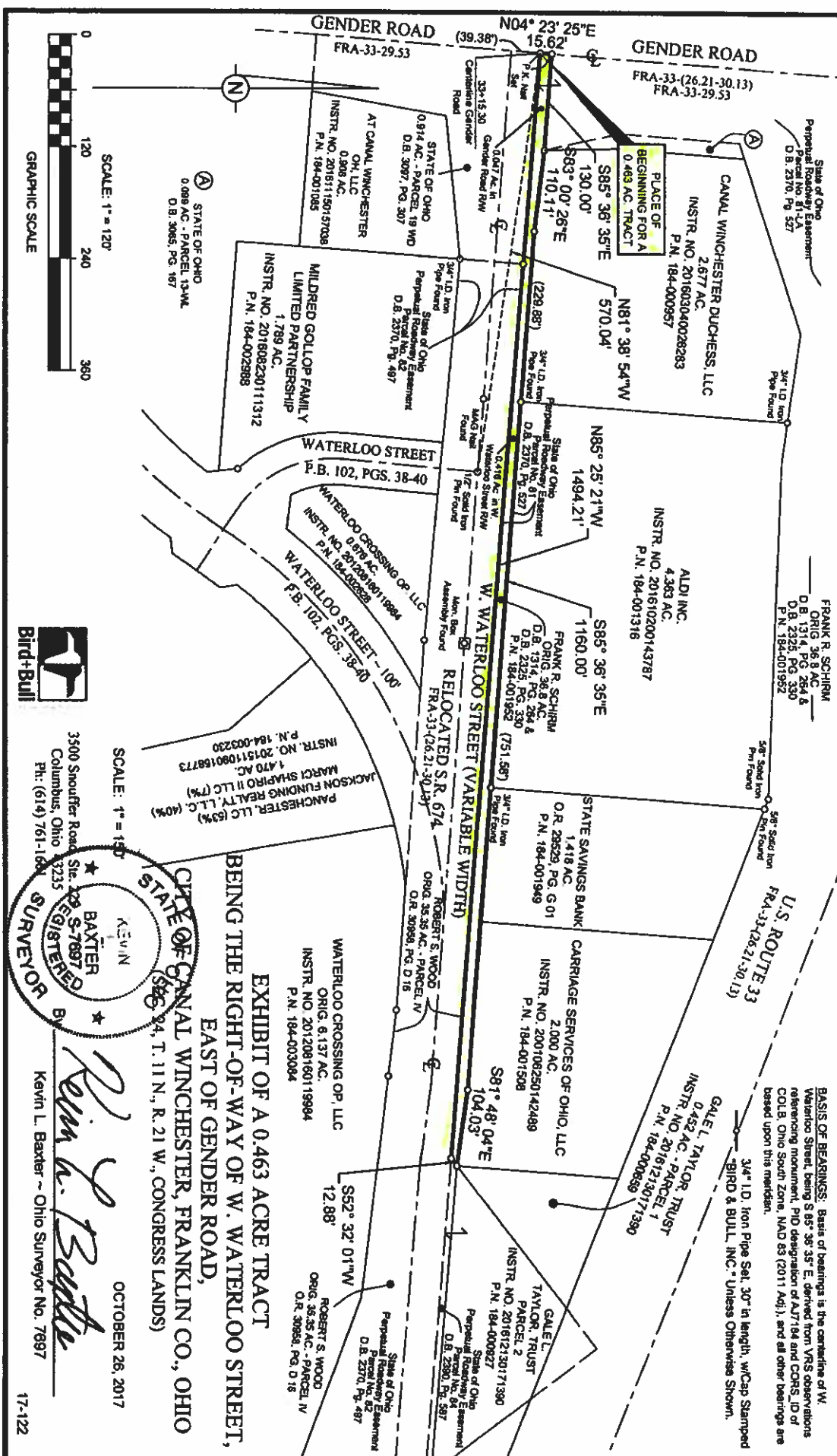
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SCHIRM FRANK R**Map-Rt: 184-00**

Quick Links

Map-Rt: 184-0C

[Our Office](#)[Real Estate](#)[Search](#)[Online Tools](#)[Reference](#)[Contact Us](#)**Summary****ParcelID: 184-001952-00**
SCHIRM FRANK R**Map-Rt: 184-00****Land Profile****Residential****Commercial****Improvements****Permits****Mapping****Sketch****Photo****StreetSmart****Aerial Photos****Transfers****BOR Status****CAUV Status****Tax & Payments****Tax Distribution****Tax Calculators****Value History****Rental Contact****Incentive Details****Quick Links**



October 26, 2017

**DESCRIPTION OF A 0.463 ACRE TRACT
BEING A PORTION OF W. WATERLOO STREET, EAST OF GENDER ROAD
CITY OF CANAL WINCHESTER, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, in Section 24, Township 11 North, Range 21 West, Congress Lands, and being a portion of an original 36.8 acre tract of land conveyed to Frank R. Schirm, by deeds of record in Deed Book 1314, Page 264 and Deed Book 2325, Page 330, all references being to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a P.K. nail set in the centerline of Gender Road at centerline station 33+15.30 as shown upon sheet 28 of 36 of Ohio Department of Transportation Centerline Plat for Fra-33-(26.21-30.13) Columbus – Lancaster Road, at the northwest corner of 0.914 acre tract of land conveyed, for Gender Road and W. Waterloo Street ~ Relocated S.R. 674 roadway purposes as Parcel 19 WD (FRA-33-29.53), to State of Ohio, by deed of record in Deed Book 3097, Page 307 and at the southwest corner of said original 36.8 acre tract, said P.K. nail being N 04° 23' 25" E a distance of 39.38 feet from a P.K. nail set at the centerline intersection of also being N 81° 38' 54" W a distance of 570.04 feet from a 1/2" solid iron pin found at the centerline intersection of W. Waterloo Street ~ Relocated S.R. 674 with Gender Road;

thence N 04° 23' 25" E along the centerline of Gender Road a distance of 15.62 feet to a P.K. nail set;

thence S 85° 36' 35" E passing through the residue of said 36.8 acre tract, crossing a portion of Gender Road and with the Limited Access Right-of-Way line of Parcel 81-LA as conveyed, as a perpetual easement for roadway purposes, to the State of Ohio, by deed of record in Deed Book 2370, Page 527 a distance of 130.00 feet to a 3/4" I.D. iron pipe set at the intersection of the easterly right-of-way line of Gender Road with the northerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674, at the south corner of a 0.099 acre tract of land conveyed, as Parcel 13-WL for Gender Road roadway purposes, to the State of Ohio, by deed of record in Deed Book 3065, Page 167 and at the southeast corner of a 2.677 acre tract of land conveyed to Canal Winchester Duchess, LLC, by deed of record in Instrument No. 201603040026283;

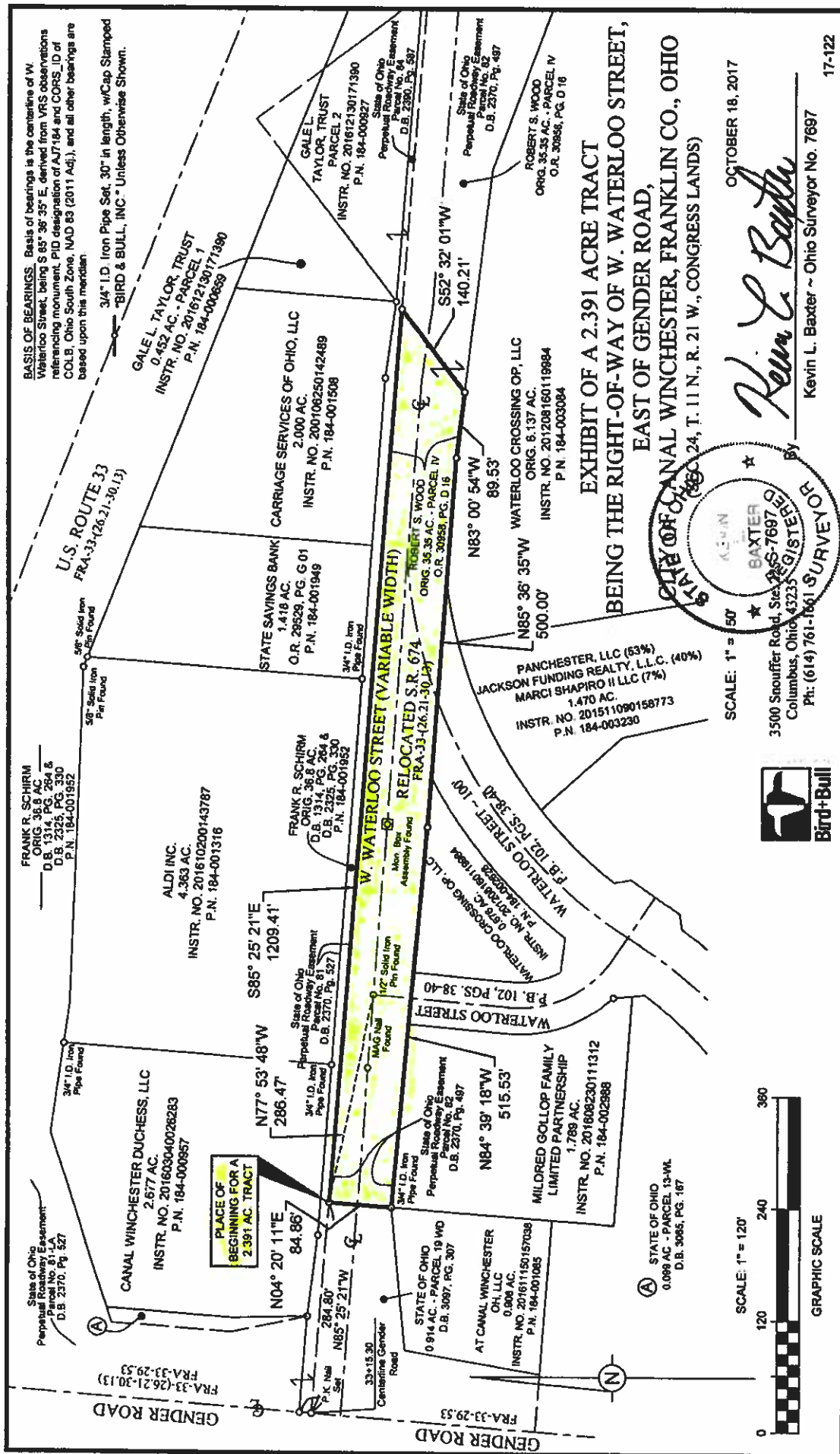
thence S 83° 00' 26" E along a northerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674 and along a south line of said 2.677 acre tract a distance of 110.11 feet to a 3/4" I.D. iron pipe set;

thence S 85° 36' 35" E along a northerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674, along a south line of said 2.677 acre tract, along the southerly line of a 4.363 acre tract of land conveyed to ALDI Inc., by deed of record in Instrument No. 201610200143787, along the southerly line of a 1.418 acre tract of land conveyed to State Savings Bank, by deed of record in Official Record 29529, Page G 01 and along a southerly line of a 2.00 acre tract of land conveyed to Carriage Services of Ohio, LLC, by deed of record in Instrument No. 200106250142489 a distance of 1,160.00 feet to a 3/4" I.D. iron pipe set (passing a 3/4" I.D. iron pipe found at the southeast corner of said 2.677 acre tract at 229.88 feet and passing a 3/4" I.D. iron pipe found at the southeast corner of said 4.363 acre tract at 751.58 feet);

thence S 81° 48' 04" E along a northerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674 and along a southerly line of said 2.000 acre tract a distance of 104.03 feet to a 3/4" I.D. iron pipe set at the southeast corner of said 2.000 acre tract, at the south corner of a 0.452 acre tract of land conveyed, as Parcel 1, to Gale L. Taylor, Trust, by deed of record in Instrument No. 201612130171390, at the northwesterly line of a tract of land conveyed, as Parcel 2, to Gale Taylor, Trust, by deed of record in Instrument No. 201612130171390 and in the southeasterly line of said original 36.8 acre tract;

thence S 52° 32' 01" W crossing a portion of said right-of-way of W. Waterloo Street ~ Relocated S.R. 674, along a portion of the northwesterly line of said Parcel 2 and along a portion of the southeasterly line of said original 36.8 acre tract a distance of 12.88 feet to a 3/4" I.D. iron pipe set at the southeast corner of said original 36.8 acre tract and in the north line of an original 35.35 acre tract of land conveyed, as Parcel IV, to Robert S. Wood, by deed of record in Official Record 30958, Page D 16;

thence N 85° 25' 21" W along a portion of the south line of said original 36.8 acre tract and along a portion of the north line of said original 35.35 acre tract a distance of 1,494.21 feet to the place of beginning;



October 26, 2017

**DESCRIPTION OF A 2.391 ACRE TRACT
BEING A PORTION OF W. WATERLOO STREET, EAST OF GENDER ROAD
CITY OF CANAL WINCHESTER, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, in Section 24, Township 11 North, Range 21 West, Congress Lands, and being a portion of an original 35.35 acre tract of land conveyed, as Parcel IV, to Robert S. Wood, by deed of record in Official Record 30958, Page D 16, all references being to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a 3/4" I.D. iron pipe set within the current right-of-way of W. Waterloo Street ~ Relocated S.R. 674 (variable width) per Ohio Department of Transportation Centerline Plat for Fra-33-(26.21-30.13) Columbus - Lancaster Road, in the north line of said original 35.35 acre tract and in the south line of an original 36.8 acre tract of land conveyed to Frank R. Schirm, by deeds of record in Deed Book 1314, Page 264 and Deed Book 2325, Page 330 and at the northwest corner of 0.914 acre tract of land conveyed, for Gender Road and W. Waterloo Street ~ Relocated S.R. 674 roadway purposes as Parcel 19 WD (FRA-33-29.53), to State of Ohio, by deed of record in Deed Book 3097, Page 307, said iron pipe being N 85° 25' 21" W a distance of 284.80 feet from a point in the centerline of Gender Road at centerline station 33+15.30 as shown upon sheet 28 of 36 of Ohio Department of Transportation Centerline Plat for Fra-33-(26.21-30.13) Columbus - Lancaster Road, said iron pipe also being N 77° 53' 48" W a distance of 286.47 feet from a 1/2" solid iron pin found at the centerline intersection of W. Waterloo Street ~ Relocated S.R. 674 with Gender Road;

thence S 85° 25' 21" E along a portion of the north line of said original 35.35 acre tract and along a portion of the south line of said original 36.8 acre tract a distance of 1,209.41 feet to a 3/4" I.D. iron pipe set at the southeast corner of said original 36.8 acre tract;

thence S 52° 32' 01" W passing through the residual of said original 35.35 acre tract and along the southeasterly line of said original 36.8 acre tract, extended southwesterly, a distance of 140.21 feet to a 3/4" I.D. iron pipe set in the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674 and in a north line of an original 6.137 acre tract of land conveyed to Waterloo Crossing OP, LLC, by deed of record in Instrument No. 201208160119984;

thence N 83° 00' 54" W along the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674 and along a portion of a north line of said original 6.137 acre tract a distance of 89.53 feet to a 3/4" I.D. iron pipe set;

thence N 85° 36' 35" W along the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674, along a portion of a north line of said original 6.137 acre tract, along a northerly right-of-way line of Waterloo Street (this section being 100 feet in width), as shown upon the plat entitled Winchester Boulevard, Waterloo Street, and Canal Street Dedication and Easements, of record in Plat Book 102, Pages 38-40 and along a north line of a 0.676 acre tract of land conveyed to Waterloo Crossing OP, LLC, by deed of record in Instrument No. 201208160119984 a distance of 500.00 feet to a 3/4" I.D. iron pipe set;

thence N 84° 39' 18" W along the southerly right-of-way line of W. Waterloo Street ~ Relocated S.R. 674, along a north line of said 0.676 acre tract, along a north of Waterloo Street (this section being 70 feet in width), as shown upon said plat entitled Winchester Boulevard, Waterloo Street, and Canal Street Dedication and Easements and along the north line of a 1.789 acre tract of land conveyed to Mildred Gollop Family Partnership, by deed of record in Instrument No. 201608230111312 a distance of 515.53 feet to a 3/4" I.D. iron pipe found at the northwest corner of said 1.789 acre tract, at the northeast corner of a 0.908 acre tract of land conveyed to AT Canal Winchester OH, LLC, by deed of record in Instrument No. 201611150157038 and at a southeast corner of said 0.914 acre tract;

thence N 04° 20' 11" E crossing a portion of the right-of way of W. Waterloo Street ~ Relocated S.R. 674, and along an east line of said 0.918 acre tract a distance of 84.86 feet to the place of beginning;

October 26, 2017

containing 2.391 acres of land, more or less, and being subject to all highways, easements and restrictions of record. Of said 2.391 acres, all are within W. Waterloo Street ~ Relocated S.R. 674 Right-of-Way.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from an actual field survey, performed under his supervision, in October, 2017. 3/4" I.D. iron pipe set are 30" in length with a plastic cap stamped "BIRD & BULL, INC.". Basis of bearings is the centerline of W. Waterloo Street ~ Relocated S.R. 674, being S 85° 36; 35" W, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

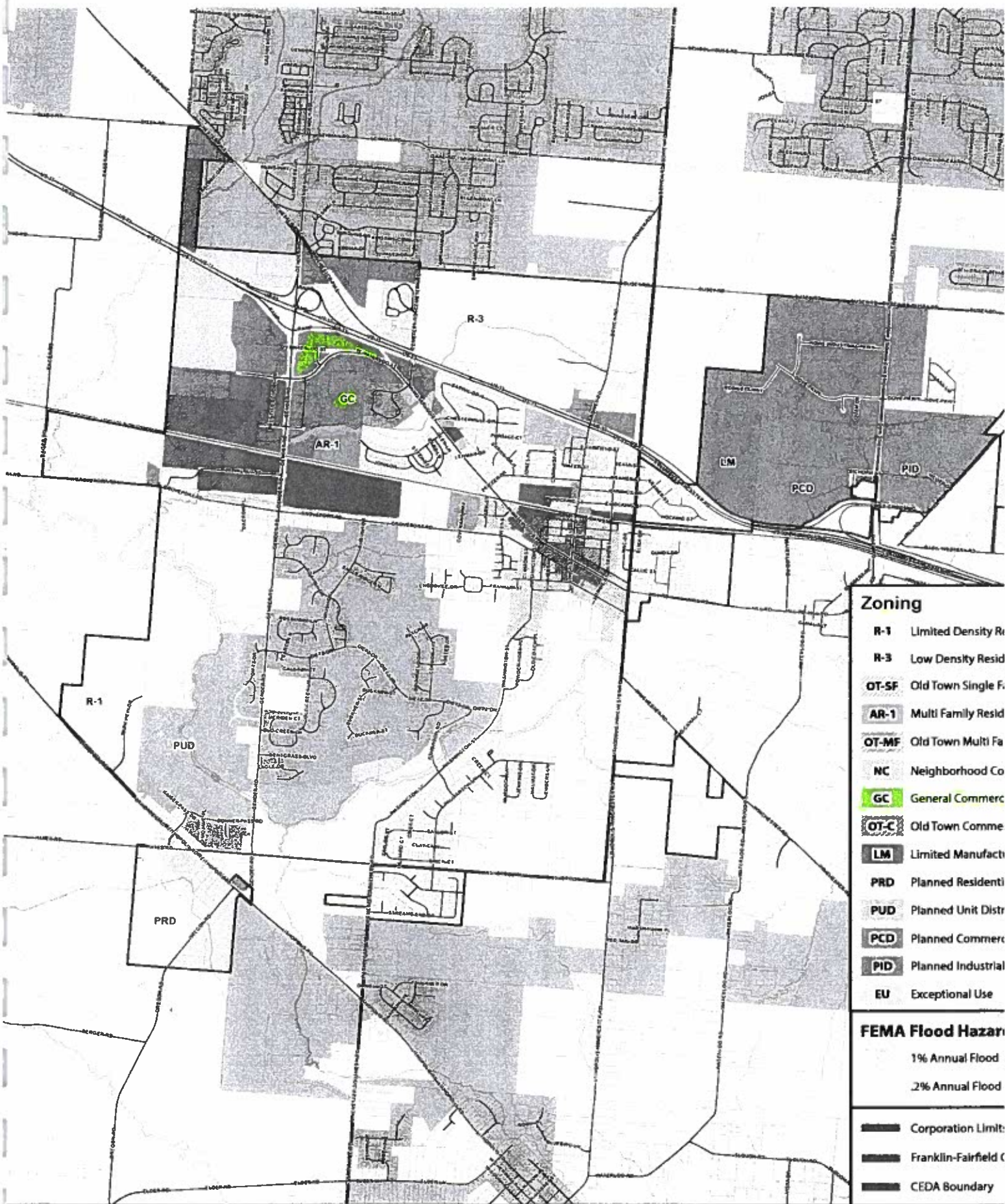
Kevin L. Baxter

10/26/17

Kevin L. Baxter ~ Ohio Surveyor #7697



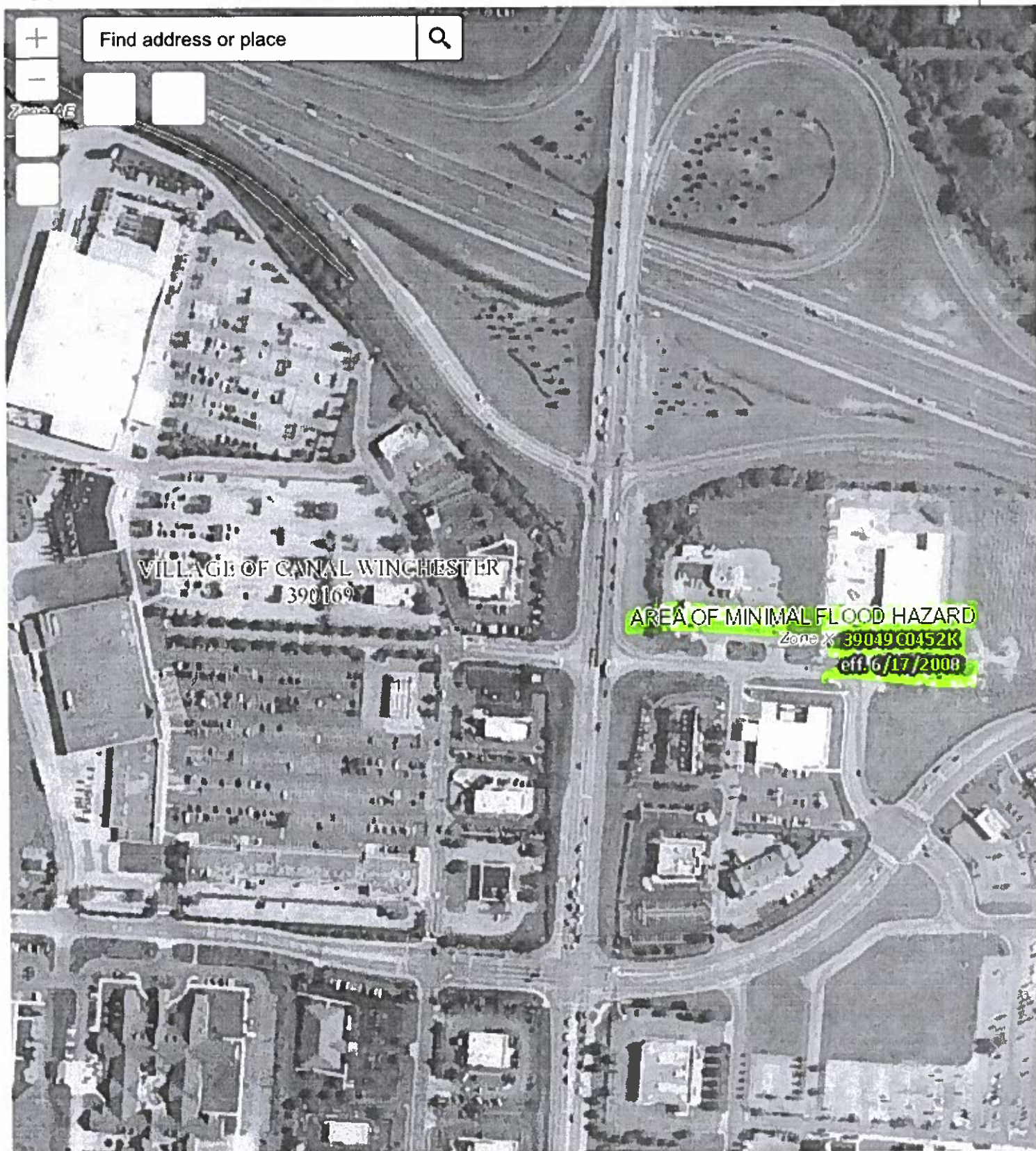
COPY OF ZONING MAP



OFFICIAL ZONING MAP CITY OF CANAL WINCHESTER

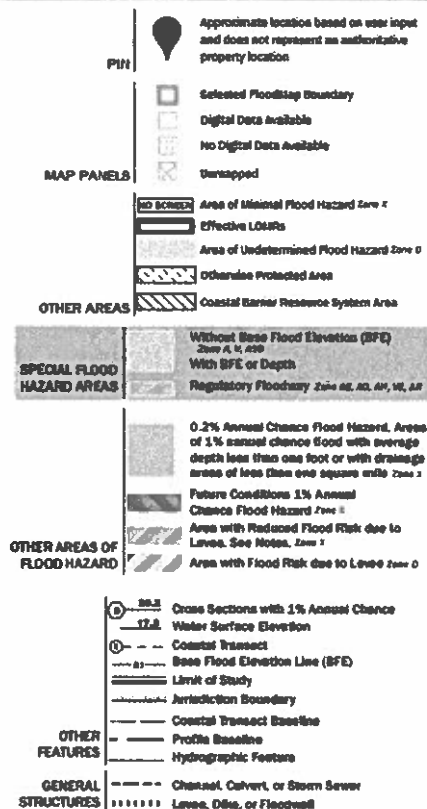
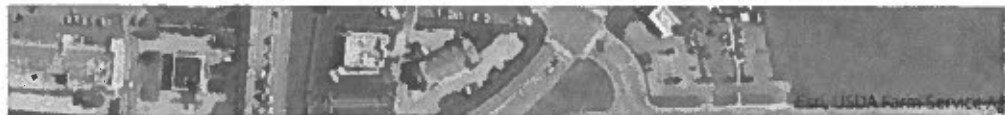
0 1,250 2,500 5,000 Feet

COPY OF FLOOD MAP



300ft

-82.824 39 858 Degrees



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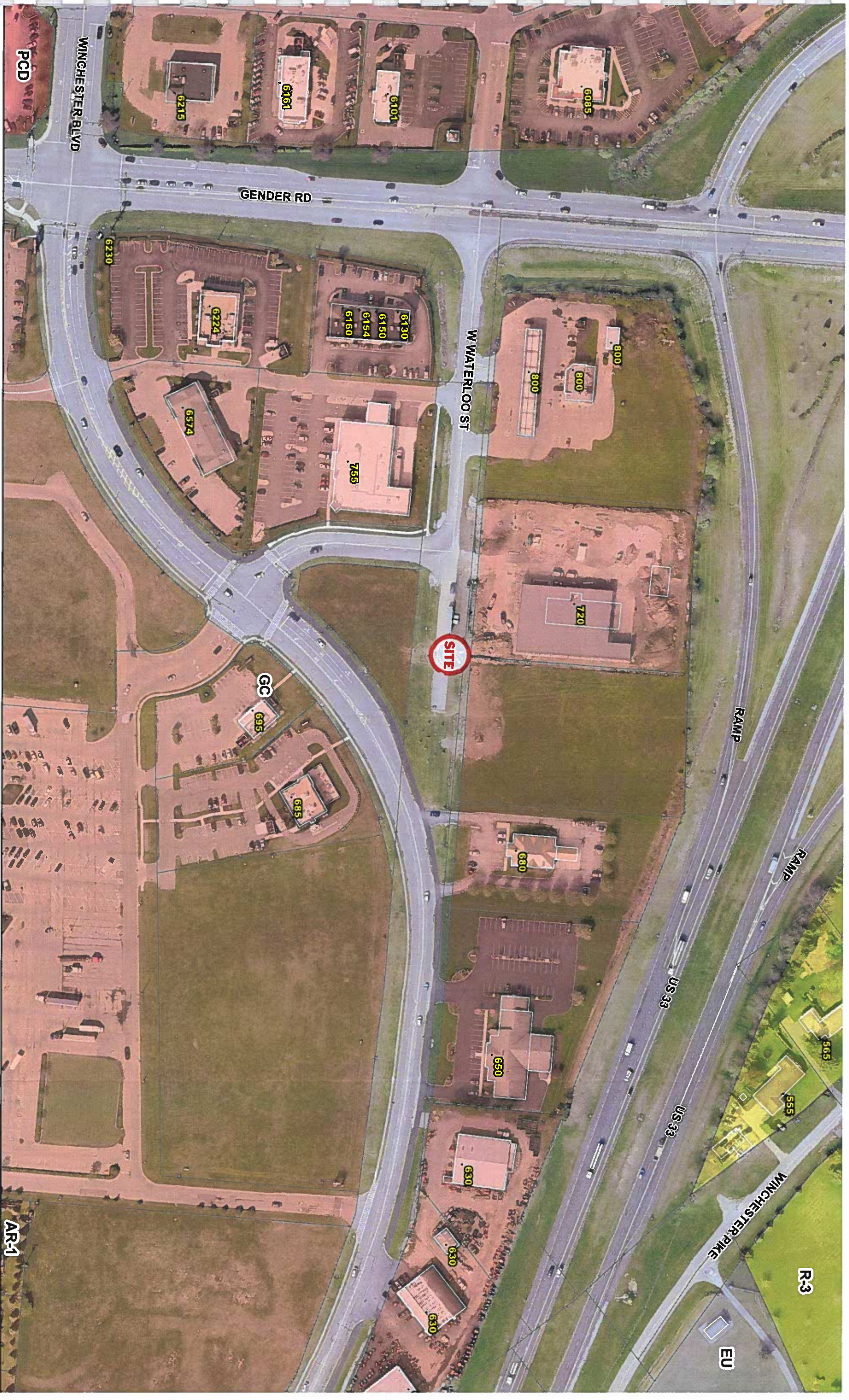
[Home \(/www.fema.gov/\)](http://www.fema.gov/)
[Download Plug-ins \(/www.fema.gov/download-plugin-ins\)](http://www.fema.gov/download-plugin-ins)
[About Us \(/www.fema.gov/about-agency\)](http://www.fema.gov/about-agency)
[Privacy Policy \(/www.fema.gov/privacy-policy\)](http://www.fema.gov/privacy-policy)
[FOIA \(/www.fema.gov/foia\)](http://www.fema.gov/foia)
[Office of the Inspector General \(/www.oig.dhs.gov/\)](http://www.oig.dhs.gov/)
[Strategic Plan \(/www.fema.gov/fema-strategic-plan\)](http://www.fema.gov/fema-strategic-plan)
[Whitehouse.gov \(/www.whitehouse.gov\)](http://www.whitehouse.gov/)
[DHS.gov \(/www.dhs.gov\)](http://www.dhs.gov/)
[Ready.gov \(/www.ready.gov\)](http://www.ready.gov/)
[USA.gov \(/www.usa.gov\)](http://www.usa.gov/)
[DisasterAssistance.gov \(/www.disasterassistance.gov/\)](http://www.disasterassistance.gov/)



<https://www.oig.dhs.gov/hotline>

Official website of the Department of Homeland Security

PICTURES OF THE SUBJECT



AR-1

COPY
OF
LAND SALE

Land Sales from Franklin County, Ohio.:

I have gathered and reviewed land sales from the Franklin County, market area to establish a Fair Market Value for the two subject sites.

The subject sites are being valued as commercial sites and have not taken into consideration the right of way easements and not having the ability to change the present use as the sites are controlled by the easements right of ways, not being able to be improved . My conversations with both the development agent as well as the engineering department the sites could not be developed..

I analyzed four (4) land sales. The sales ranged from a low of \$ 0.15 per sq. ft. to high of 1.27 per square foot un-adjusted The un-adjusted mean for the four sales is \$ 058.

I have reviewed the sales due to not having good right of way sales or transferor and are not given any weight other the support to my given value.

Sale # 1. Sale 1001 , Gender Rd. & Refugee Rd., Canal Winchester, Franklin County, Ohio 43110, 7.704 acres, Sold 1/10/2019 \$ 426,933.00, Zone "LC-4. \$ 1.27 per sq. ft., \$55,417.00 per acre.

Sale # 2. Sale # 1247, Davis Rd., Hilliard, Franklin County, Ohio 43026. 71.334 acres, Sold 4/1/2019 \$ 1,266,202.00, Zoned "PUD", \$ 0.41 per sq. foot, \$ 17,750.00 per acre.

Sale # 3. Sale 1254, Lehman Rd./ Gender Rd., Canal Winchester Franklin County, Ohio. 43110. 6.087 acres, Sold 4/18/2019 \$ 125,000.00, Zoned"PUD6" \$ 0.47 per sq. ft., \$ 20,536.00 acres.

Sale # 4. Sale # 1098, Parkwick Dr., Columbus, Franklin County, Ohio 43228 1.529 acres, Sold \$ 10,000.00, Zoned "R-2, \$ 0.15 per sq. ft., \$6,540.00 per acre.

The Haines Report

COMMERCIAL LAND

Franklin County Land Sales

SALE NO 1001

QUAD: 3
TAXING DISTRICT: 530
PARCEL NUMBER: 125631, 248754
LOCATION: Gender Rd, NWC Refugee
Canal Winchstr OH 43110
GRANTOR: HPI Kensington Land LLC
Matthew Sharp
GRANTEE: SS Panhandle Group LLC

232 Rolling Fork Rd, Irving, TX
no listing

SALE PRICE: \$426,933
SALE DATE: 1/10/2019
SITE 7.704
LC4

DEED REFERENCE: 201901100003629
FINANCING: Cash to seller
\$0

COMMENTS:

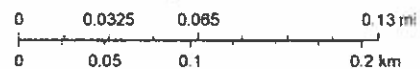
PRICE/SF \$1.27
PRICE/ACRE \$55,417

Franklin County Auditors Office



February 27, 2019

1.2.822



Sources: Esri, HERE, Garmin, Intermap, increment P Corp, GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, © OpenStreetMap contributors, and the GIS User

Franklin County Auditors Office
Copyright 2015

The Haines Report

DEVELOPMENT LAND

Franklin County Land Sales

SALE NO 1247

QUAD: 1
TAXING DISTRICT: 053
PARCEL NUMBER: 000021-2, 000025, 000103
LOCATION: Davis Rd, W of Alton Darby
Hilliard OH 43026
GRANTOR: Fischer Residential Columbus
Greg Fischer
GRANTEE: Grand Communities LLC

3940 Olympic Blvd, Erlanger, KY
859-441-1989

SALE PRICE: \$1,266,202
SALE DATE: 4/1/2019
SITE 71.334
PUD

DEED REFERENCE: 201904020036977
FINANCING: Cash to seller
\$0
COMMENTS:

PRICE/SF \$0.41
PRICE/ACRE \$17,750

CLOSING STATEMENT

PURCHASER: Grand Communities, LLC
a Kentucky limited liability company

SELLER: Fischer Residential Columbus, LLC
an Ohio limited liability company

PROPERTY: 71.334 Acres of Vacant Land
Benwon Township, Franklin County, Ohio

CLOSING DATE: March 22, 2019

PURCHASER'S STATEMENT

PURCHASE PRICE:		\$1,266,202.00
PLUS EXPENSES:		
Deed Recording Fee	\$ 112.00	
TOTAL PURCHASER'S EXPENSES		\$ 112.00
LESS CREDITS:	\$0.00	
AMOUNT DUE FROM PURCHASER AT CLOSING		<u>\$ 1,266,314.00</u>

SELLER'S STATEMENT

SALE PRICE:		\$ 1,266,202.00
AMOUNT DUE TO SELLER AT CLOSING		<u>\$ 1,266,202.00</u>
LESS EXPENSES/DEBITS:		
Conveyance Fee/Parcel Fee fee per thousand	\$ 2,534.10 \$2.00	
Mortgage Release Recording Fee	\$ 108.00	
TOTAL SELLER'S EXPENSES		<u>\$ 2,642.10</u>
AMOUNT DUE FROM SELLER AT CLOSING		<u>\$ 1,268,956.10</u>

RECAPITULATION OF FUNDS

FROM: Grand Communities, LLC Funds Received for Closing	\$ 1,266,314.00
FROM: Fischer Residential Columbus, LLC Conveyance Fee, Transfer Tax & Recording Fees	\$ 2,642.10
TOTAL DEPOSITS:	<u>\$ 1,268,956.10</u>

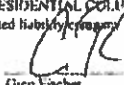
RECAPITULATION OF DISBURSEMENTS

TO: Franklin County Auditor's Office Conveyance Fee & Transfer Tax (paid by Seller)	\$ 2,534.10
TO: Franklin County Recorder's Office Deed Recording Fee (paid by Purchaser)	\$ 112.00
TO: Franklin County Recorder's Office Mortgage Release Recording Fee (paid by Seller)	\$ 108.00
TO: Fischer Residential Columbus, LLC Sales Proceeds	<u>\$ 1,266,202.00</u>
TOTAL DISBURSEMENTS:	<u>\$ 1,268,956.10</u>

PURCHASER:
GRAND COMMUNITIES, LLC
a Kentucky limited liability company

By: 
Name: M. Ian M. Sontag
Title: General Counsel Acquisition & Development

SELLER:
FISCHER RESIDENTIAL COLUMBUS, LLC
an Ohio limited liability company

By: 
Name: Greg Fischer
Title: Chairman



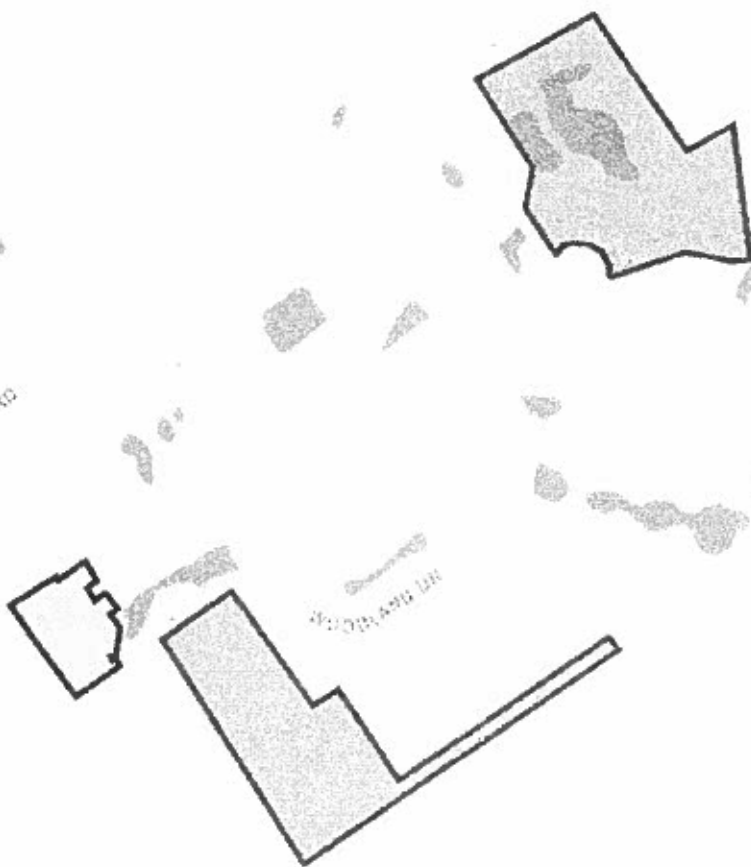
DAVIS RD

DAVIS RD

FAIRBANKS TARRY CREEK RD

MAIN HWY

WOODLAND DR



The Haines Report

DEVELOPMENT LAND

Franklin County Land Sales

SALE NO 1254

QUAD: 3
TAXING DISTRICT: 010
PARCEL NUMBER: 220082
LOCATION: Lehman Rd, E of Gender Rd
Canal Winchst OH 43110
GRANTOR: Paloma Partners
Steven Jefferis
GRANTEE: Mao Yu

2708 S Grand Ave, Santa Ana, CA
unlisted

SALE PRICE: \$125,000
SALE DATE: 4/18/2019
SITE 6.087
PUD6

DEED REFERENCE: 201904190045177
FINANCING: Cash to seller
\$0

COMMENTS:

PRICE/SF \$0.47
PRICE/ACRE \$20,536



Disclaimer:

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County GIS Department of any discrepancies.

1" = 188'



0 45 90 180

The Haines Report

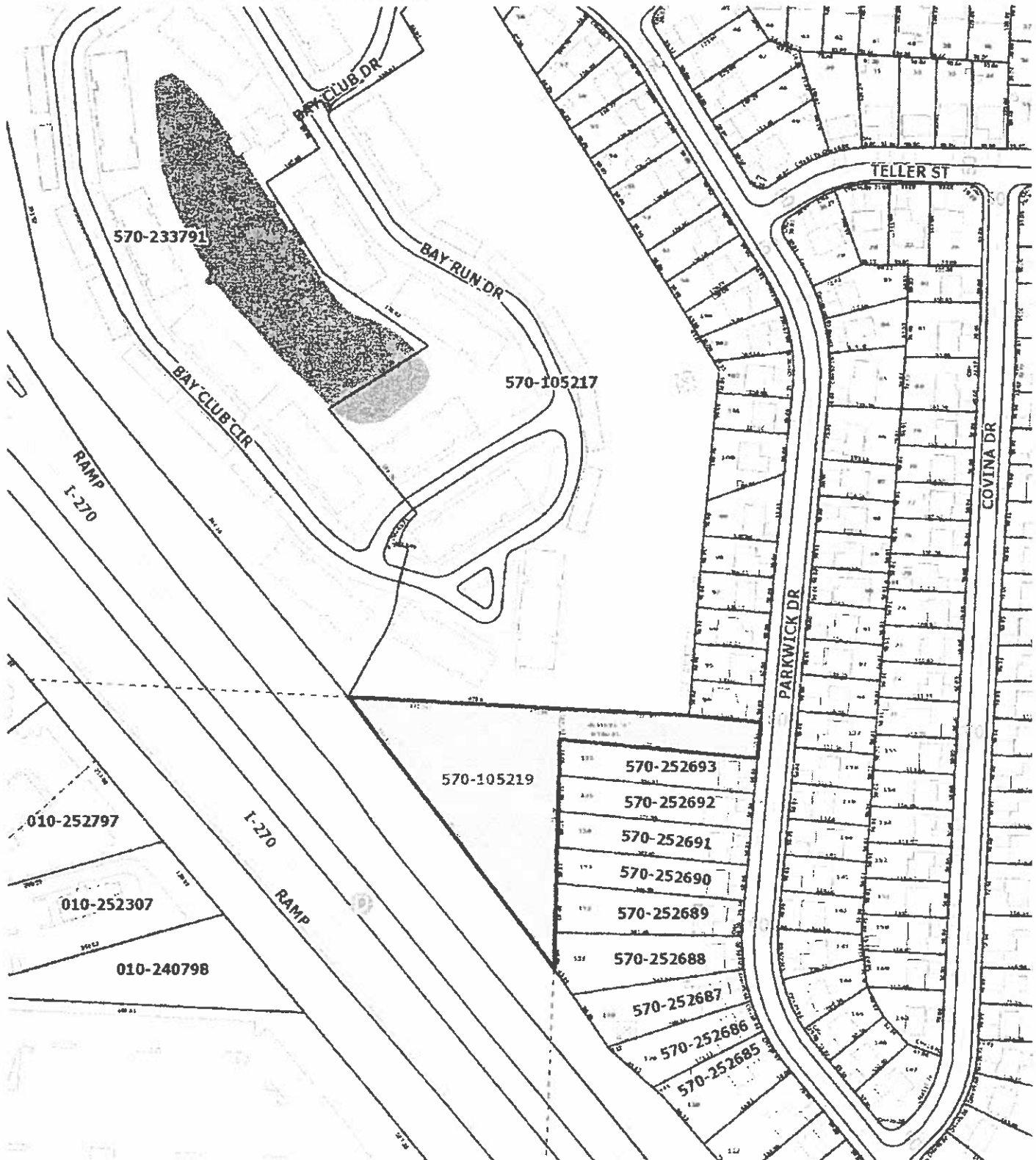
DEVELOPMENT LAND

Franklin County Land Sales

SALE NO 1098

QUAD: 4
TAXING DISTRICT: 570
PARCEL NUMBER: 105219
LOCATION: Parkwick Dr, ES 1270
Columbus OH 43228
GRANTOR: Deanna Cowgill etal (3)
GRANTEE: Brian J Hartman
4571 Parkwick Dr, Columbus, OH
614-351-0118
SALE PRICE: \$10,000
SALE DATE: 2/1/2019
SITE 1.529
R2
DEED REFERENCE: 201902010012932
FINANCING: Cash to seller
\$0
COMMENTS:

PRICE/SF \$0.15
PRICE/ACRE \$6,540



Disclaimer:

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County GIS Department of any discrepancies.

1" = 188'



0 45 90 180

COPY OF LEGAL DESCRIPTION

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That WINCHESTER INVESTMENT CO., an Ohio general partnership (the "Grantor"), in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to it paid by the VILLAGE OF CANAL WINCHESTER, OHIO, a municipal corporation (the "Grantee"), the receipt of which consideration is hereby acknowledged, does hereby grant and release to said Grantee, its successors and assigns, forever, an Easement under and through the following described strip of land:

SEE ATTACHED EXHIBIT "A"

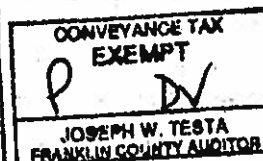
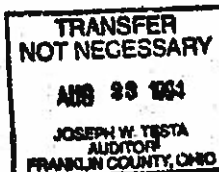
This Easement is granted for the purpose of installing, using, maintaining, repairing and reconstructing underground municipal utilities, including without limitation sanitary sewer, storm sewer and water lines for public use (the "Municipal Utilities") in said strip, together with the right of reasonable access to said strip. Said strip is part of the Grantor's land owned by deed of record at Vol. 3476, Page 335 in the Recorder's Office, Franklin County, Ohio.

154844

TO HAVE AND TO HOLD said premises unto said Grantee, the Village of Canal Winchester, Ohio, its successors and assigns, for the uses and purposes herein mentioned, but reserving, however unto the Grantor the right to place landscaping, paving, other utilities, and other improvements other than permanent buildings in, over, or under said strip so long as the structural integrity and operability of said Municipal Utilities is not thereby unreasonably interfered with. This Easement shall automatically and without further action become void and all rights shall revert to Grantor in the event the use hereof by Grantee is ever abandoned. And the Grantee, in consideration of this grant and by its acceptance and the recordation hereof, covenants and agrees, subject to applicable warranties, if any, to perform all maintenance, repairs and reconstruction which may be reasonably necessary now or hereafter from time to time to keep the aforesaid Municipal Utilities in, or to restore them to, good condition. Grantee agrees by its acceptance and the recordation hereof that promptly following the performance of any repairs, maintenance or reconstruction, it shall diligently restore the Easement area and any other affected areas to their former condition as nearly as is reasonably possible. Grantor understands and agrees that such restoration obligation is limited to Grantee's diligently returning the subject areas to their former grade and compaction with appropriate clean fill or backfill materials and diligently restoring the surface to its former condition and appearance with like materials and landscaping as were in place prior to commencement of the repairs, maintenance or reconstruction. Grantee shall use its best efforts, in performing any such repairs, maintenance, reconstruction and restoration, to cause as little disruption to the business of Grantor and its tenants as is reasonably possible.

MAIL

Return by mail to:
Michael J. O'Reilly
8 E. Broad St., 12 Fl.
Columbus, Ohio 43215



IT WITNESS WHEREOF, the said Grantor, Winchester Investment Co., an Ohio general partnership, has caused its name to be signed to these presents by its below named partners, who hereby certify that the said Partnership is a duly organized and existing partnership in good standing under the laws of the State of Ohio on the date hereof, and that this Easement is executed pursuant to authority lawfully and regularly bestowed upon the said Partners.

Dated this 16 day of August, 1994.

Signed and acknowledged
in the presence of:

WINCHESTER INVESTMENT CO.,
an Ohio general partnership, Grantor

Elizabeth Martin
Witness

Printed Name: Elizabeth Martin

Paula J. Saunders
Witness

Printed Name: Paula J. Saunders

Elizabeth Martin
Witness

Printed Name: Elizabeth Martin

Paula J. Saunders
Witness

Printed Name: Paula J. Saunders

Elizabeth Martin
Witness

Printed Name: Elizabeth Martin

Paula J. Saunders
Witness

Printed Name: _____

Elizabeth Martin
Witness

Printed Name: Elizabeth Martin

Paula J. Saunders
Witness

Printed Name: Paula J. Saunders

By: Donald C. Weiser
Donald C. Weiser, Partner

By: Neil E. Wyman
Neil E. Wyman, Partner

By: Robert S. Wood
Robert S. Wood, Partner

By: Richard C. Weiser
Richard C. Weiser, Partner

TIME 3:31 PM
RECORDED FRANKLIN CO., OHIO

AUG 23 1994

RICHARD B. WEICALE RECORDER
RECORDER'S FEE 3400

Scott Hammel
Witness

And By: Edna Stebelton
Edna Stebelton, Partner

Printed Name: SCOTT HAMMEL

Fred S. Ballard
Witness

Printed Name: FRED S. BALLARD

ACKNOWLEDGMENTS

STATE OF OHIO
COUNTY OF FRANKLIN SS:



PAULA J. SAUNDERS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES OCT. 1, 1995

Before me, a Notary Public, in and for said County, personally appeared the above named Winchester Investment Co., an Ohio general partnership, by Donald C. Weiser, partner of said partnership, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto affixed my hand and official seal at Canal Winchester, Ohio this 16 day of August, 1994.

Paula J. Saunders
Notary Public

STATE OF Ohio
COUNTY OF Franklin SS:



PAULA J. SAUNDERS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES OCT. 1, 1995

Before me, a Notary Public, in and for said County, personally appeared the above named Winchester Investment Co., an Ohio general partnership, by Neil E. Wyman, partner of said partnership, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto affixed my hand and official seal at Canal Winchester, Ohio this 16 day of August, 1994.

Paula J. Saunders
Notary Public

STATE OF OHIO
COUNTY OF FRANKLIN SS:



PAULA J. SAUNDERS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES OCT. 1, 1995

Before me, a Notary Public, in and for said County, personally appeared the above named Winchester Investment Co., an Ohio general partnership, by Robert S. Wood, partner of said partnership, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto affixed my hand and official seal at Canal Winchester, Ohio this 16 day of August, 1994.

Paula J. Saunders
Notary Public

STATE OF OHIO
COUNTY OF FRANKLIN SS:



PAULA J. SAUNDERS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES OCT. 1, 1995

Before me, a Notary Public, in and for said County, personally appeared the above named Winchester Investment Co., an Ohio general partnership, by Richard C. Weiser, partner of said partnership, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto affixed my hand and official seal at Canal Winchester, Ohio this 16 day of August, 1994.

Paula J. Saunders
Notary Public

STATE OF Ohio
COUNTY OF Franklin SS:

Before me, a Notary Public, in and for said County, personally appeared the above named Winchester Investment Co., an Ohio general partnership, by Edna Stabelton, partner of said partnership, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto affixed my hand and official seal at Canal Winchester, Ohio this 18 day of August, 1994.

Margie J. Stabelton
Notary Public 1-29-98

This instrument prepared by:

Michael J. O'Reilly
Attorney At Law
8 East Broad Street, 12th Floor
Columbus, Ohio 43215



UTILITY EASEMENT

Situated in the State of Ohio, County of Franklin, Village of Canal Winchester, being located in Section 25, Township 11, Range 21, Congress Lands and being part of those tracts of land conveyed to Winchester Investment Co., by deed of record in Deed Book 3476, Page 335, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at a point in the northerly line of said Section 25, the northerly line of said Winchester Investment Co. tracts, the southerly line of the 83.393 acre tract (Parcel 1), of record in Official Record 11357F13 and Official Record 11357F16, said point also being located North 89° 35' 38" East, a distance of 300.00 feet from the northwesterly corner of said Section 25;

thence South 0° 24' 22" East, along the westerly terminus of a proposed street, a distance of 66.00 feet to a point;

thence North 89° 35' 38" East, along the proposed southerly right-of-way line of a street, a distance of 1651.05 feet to the arc of a curve to the right;

thence continuing along said proposed right-of-way line, being the arc of said curve (Delta = 9° 51' 11", Radius = 949.00 feet), a chord bearing and distance of South 85° 28' 46" East, 163.00 feet to a point of tangency;

thence South 80° 33' 11" East, continuing along said proposed right-of-way line, a distance of 194.37 feet to a point of curvature of a curve to the left;

thence continuing along said proposed right-of-way line, being the arc of said curve (Delta = 9° 51' 11", Radius = 457.07 feet), a chord bearing and distance of South 85° 28' 46" East, 78.50 feet to a point of tangency;

thence North 89° 35' 38" East, continuing along said proposed right-of-way line, a distance of 260.60 feet to a point of curvature of a curve to the right;

thence along the arc of said curve (Delta = 90° 00' 29", Radius = 20.00 feet), a chord bearing and distance of South 45° 24' 07" East, 28.29 feet to a point;

thence South 89° 35' 38" West, a distance of 238.13 feet to a point;

thence North 83° 29' 09" West, a distance of 280.17 feet to a point;

thence North 88° 01' 47" West, a distance of 319.40 feet to a point;

Continued....

Exhibit "A"
Page 1 of 3

UTILITY EASEMENT

- Page Two -

thence South 89° 35' 38" West, a distance of 1555.39 feet to a point;

thence North 0° 24' 22" West, a distance of 93.00 feet to a point in the northerly line of Section 25;

thence North 89° 35' 38" East, along said northerly line of Section 25, a distance of 27.00 feet to the point of beginning.

Bearings contained herein are based on the same meridian as the westerly right-of-way line of Gender Road (South 4° 31' 32" East), of record in Official Record 11357F13.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

By

Thomas D. Sibbalds

Thomas D. Sibbalds

Registered Surveyor No. 5908

TDS/kd

Exhibit "A"
Page 2 of 3

VALUE OF CASH INVENTORIES, MARKET BOUTIQUE, AND

Gender - Thirty Three Associates
83,383 Ac. (Part 1)
Q. R. 11357F1J
Q. R. 11357F18

Q. R. 3476, Pg. 339

STONE, MCDONNELL, HAMBLETON, & TILTON INC.
CORPUS CHRISTI AND SAN ANTONIO
170 WALL STREET
SAN ANTONIO, TEXAS 78201
614/671-5130

1072
The barbers shops across are lined
at the same number as the nearby
101 - 102 - 103 - 104 - 105 - 106 - 107 - 108 - 109 - 110 - 111 - 112 - 113 - 114 - 115 - 116 - 117 - 118 - 119 - 120 - 121 - 122 - 123 - 124 - 125 - 126 - 127 - 128 - 129 - 130 - 131 - 132 - 133 - 134 - 135 - 136 - 137 - 138 - 139 - 140 - 141 - 142 - 143 - 144 - 145 - 146 - 147 - 148 - 149 - 150 - 151 - 152 - 153 - 154 - 155 - 156 - 157 - 158 - 159 - 160 - 161 - 162 - 163 - 164 - 165 - 166 - 167 - 168 - 169 - 170 - 171 - 172 - 173 - 174 - 175 - 176 - 177 - 178 - 179 - 180 - 181 - 182 - 183 - 184 - 185 - 186 - 187 - 188 - 189 - 190 - 191 - 192 - 193 - 194 - 195 - 196 - 197 - 198 - 199 - 200 - 201 - 202 - 203 - 204 - 205 - 206 - 207 - 208 - 209 - 210 - 211 - 212 - 213 - 214 - 215 - 216 - 217 - 218 - 219 - 220 - 221 - 222 - 223 - 224 - 225 - 226 - 227 - 228 - 229 - 230 - 231 - 232 - 233 - 234 - 235 - 236 - 237 - 238 - 239 - 240 - 241 - 242 - 243 - 244 - 245 - 246 - 247 - 248 - 249 - 250 - 251 - 252 - 253 - 254 - 255 - 256 - 257 - 258 - 259 - 260 - 261 - 262 - 263 - 264 - 265 - 266 - 267 - 268 - 269 - 270 - 271 - 272 - 273 - 274 - 275 - 276 - 277 - 278 - 279 - 280 - 281 - 282 - 283 - 284 - 285 - 286 - 287 - 288 - 289 - 290 - 291 - 292 - 293 - 294 - 295 - 296 - 297 - 298 - 299 - 300 - 301 - 302 - 303 - 304 - 305 - 306 - 307 - 308 - 309 - 310 - 311 - 312 - 313 - 314 - 315 - 316 - 317 - 318 - 319 - 320 - 321 - 322 - 323 - 324 - 325 - 326 - 327 - 328 - 329 - 330 - 331 - 332 - 333 - 334 - 335 - 336 - 337 - 338 - 339 - 340 - 341 - 342 - 343 - 344 - 345 - 346 - 347 - 348 - 349 - 350 - 351 - 352 - 353 - 354 - 355 - 356 - 357 - 358 - 359 - 360 - 361 - 362 - 363 - 364 - 365 - 366 - 367 - 368 - 369 - 370 - 371 - 372 - 373 - 374 - 375 - 376 - 377 - 378 - 379 - 380 - 381 - 382 - 383 - 384 - 385 - 386 - 387 - 388 - 389 - 390 - 391 - 392 - 393 - 394 - 395 - 396 - 397 - 398 - 399 - 400 - 401 - 402 - 403 - 404 - 405 - 406 - 407 - 408 - 409 - 410 - 411 - 412 - 413 - 414 - 415 - 416 - 417 - 418 - 419 - 420 - 421 - 422 - 423 - 424 - 425 - 426 - 427 - 428 - 429 - 430 - 431 - 432 - 433 - 434 - 435 - 436 - 437 - 438 - 439 - 440 - 441 - 442 - 443 - 444 - 445 - 446 - 447 - 448 - 449 - 450 - 451 - 452 - 453 - 454 - 455 - 456 - 457 - 458 - 459 - 460 - 461 - 462 - 463 - 464 - 465 - 466 - 467 - 468 - 469 - 470 - 471 - 472 - 473 - 474 - 475 - 476 - 477 - 478 - 479 - 480 - 481 - 482 - 483 - 484 - 485 - 486 - 487 - 488 - 489 - 490 - 491 - 492 - 493 - 494 - 495 - 496 - 497 - 498 - 499 - 500 - 501 - 502 - 503 - 504 - 505 - 506 - 507 - 508 - 509 - 510 - 511 - 512 - 513 - 514 - 515 - 516 - 517 - 518 - 519 - 520 - 521 - 522 - 523 - 524 - 525 - 526 - 527 - 528 - 529 - 530 - 531 - 532 - 533 - 534 - 535 - 536 - 537 - 538 - 539 - 540 - 541 - 542 - 543 - 544 - 545 - 546 - 547 - 548 - 549 - 550 - 551 - 552 - 553 - 554 - 555 - 556 - 557 - 558 - 559 - 560 - 561 - 562 - 563 - 564 - 565 - 566 - 567 - 568 - 569 - 570 - 571 - 572 - 573 - 574 - 575 - 576 - 577 - 578 - 579 - 580 - 581 - 582 - 583 - 584 - 585 - 586 - 587 - 588 - 589 - 590 - 591 - 592 - 593 - 594 - 595 - 596 - 597 - 598 - 599 - 600 - 601 - 602 - 603 - 604 - 605 - 606 - 607 - 608 - 609 - 610 - 611 - 612 - 613 - 614 - 615 - 616 - 617 - 618 - 619 - 620 - 621 - 622 - 623 - 624 - 625 - 626 - 627 - 628 - 629 - 630 - 631 - 632 - 633 - 634 - 635 - 636 - 637 - 638 - 639 - 640 - 641 - 642 - 643 - 644 - 645 - 646 - 647 - 648 - 649 - 650 - 651 - 652 - 653 - 654 - 655 - 656 - 657 - 658 - 659 - 660 - 661 - 662 - 663 - 664 - 665 - 666 - 667 - 668 - 669 - 670 - 671 - 672 - 673 - 674 - 675 - 676 - 677 - 678 - 679 - 680 - 681 - 682 - 683 - 684 - 685 - 686 - 687 - 688 - 689 - 690 - 691 - 692 - 693 - 694 - 695 - 696 - 697 - 698 - 699 - 700 - 701 - 702 - 703 - 704 - 705 - 706 - 707 - 708 - 709 - 710 - 711 - 712 - 713 - 714 - 715 - 716 - 717 - 718 - 719 - 720 - 721 - 722 - 723 - 724 - 725 - 726 - 727 - 728 - 729 - 730 - 731 - 732 - 733 - 734 - 735 - 736 - 737 - 738 - 739 - 740 - 741 - 742 - 743 - 744 - 745 - 746 - 747 - 748 - 749 - 750 - 751 - 752 - 753 - 754 - 755 - 756 - 757 - 758 - 759 - 760 - 761 - 762 - 763 - 764 - 765 - 766 - 767 - 768 - 769 - 770 - 771 - 772 - 773 - 774 - 775 - 776 - 777 - 778 - 779 - 780 - 781 - 782 - 783 - 784 - 785 - 786 - 787 - 788 - 789 - 790 - 791 - 792 - 793 - 794 - 795 - 796 - 797 - 798 - 799 - 800 - 801 - 802 - 803 - 804 - 805 - 806 - 807 - 808 - 809 - 810 - 811 - 812 - 813 - 814 - 815 - 816 - 817 - 818 - 819 - 820 - 821 - 822 - 823 - 824 - 825 - 826 - 827 - 828 - 829 - 830 - 831 - 832 - 833 - 834 - 835 - 836 - 837 - 838 - 839 - 840 - 841 - 842 - 843 - 844 - 845 - 846 - 847 - 848 - 849 - 850 - 851 - 852 - 853 - 854 - 855 - 856 - 857 - 858 - 859 - 860 - 861 - 862 - 863 - 864 - 865 - 866 - 867 - 868 - 869 - 870 - 871 - 872 - 873 - 874 - 875 - 876 - 877 - 878 - 879 - 880 - 881 - 882 - 883 - 884 - 885 - 886 - 887 - 888 - 889 - 890 - 891 - 892 - 893 - 894 - 895 - 896 - 897 - 898 - 899 - 900 - 901 - 902 - 903 - 904 - 905 - 906 - 907 - 908 - 909 - 910 - 911 - 912 - 913 - 914 -

Exhibit "A"
Page 3 of 3

157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200
 SCALE 1" = 150'
 JUNE 10, 1964
 Thomas D. Sheldy
 Registered Surveyor No. 2800
 By *Thos. D. Sheldy*

27272605

KNOW ALL MEN BY THESE PRESENTS, That FRANK R. SCHIRM (Widower and unmarried)

herein (whether one or more) called "Grantor" for Ten Dollars (\$10.00) and other valuable consideration received to Grantor's full satisfaction of THE STANDARD OIL COMPANY, an Ohio corporation, with its principal office and tax mailing address in the Midland Building, Cleveland 15, Ohio, herein called "Grantee", does hereby give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described premises, situated in the Village of Canal Winchester, County of Franklin and State of Ohio:

12234

Situate in the County of Franklin, State of Ohio, Village of Canal Winchester, being located in the Southeast Quarter of Section 24, Township 11, Range 21, and being a part of the 36.8 acre tract conveyed to Frank R. Schirm by deed of record in Deed Book 2325, Page 330, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin which iron pin is located North $89^{\circ} 42' 30''$ East, 130.00 feet, and North $0^{\circ} 17' 30''$ West, 55.00 feet from the intersection of the centerline of relocated State Route 674, with the centerline of Gender Road, the centerline of Gender Road being the westerly line of the Southeast Quarter of Section 24;

thence along the easterly right-of-way line of Gender Road, North $16^{\circ} 55'$ West, 104.07 feet to an iron pin, which iron pin is located 100.21 feet easterly at right angles from the centerline of Gender Road and 640.00 feet right of Station 552+40 of the State of Ohio, Department of Highway Survey of the centerline of relocated U. S. Route 33;

thence along the easterly right-of-way line of Gender Road, North $0^{\circ} 21' 20''$ West, (Interior Angle = $163^{\circ} 26' 20''$), 150.52 feet to an iron pin which is 100.00 feet left of Station 30+40.00 of the State of Ohio, Department of Highway Survey of the centerline of Gender Road;

thence along the southerly right-of-way line of relocated U. S. Route 33, North $67^{\circ} 13' 40''$ East, (Interior Angle = $112^{\circ} 25' 00''$), 269.26 feet to an iron pin which is located 315.00 feet right of Station 554+00 of the centerline of relocated U. S. Route 33;

thence along the southerly right-of-way line of relocated U. S. Route 33, South $86^{\circ} 24' 20''$ East, (Interior Angle = $153^{\circ} 38' 00''$), 174.63 feet to an iron pin which is 275.00 feet right of Station 555+70 of the centerline of relocated U. S. Route 33;

thence along the southerly right-of-way line of relocated U. S. Route 33, North $87^{\circ} 36' 05''$ East, (Interior Angle = $135^{\circ} 59' 35''$), 455.42 feet to an iron pin which is 125.00 feet right of Station 560+00 of the centerline of relocated U. S. Route 33;

thence along the southerly right-of-way line of relocated U. S. Route 33, South $73^{\circ} 10'$ East, (Interior Angle = $160^{\circ} 46' 05''$ and being parallel to the centerline of relocated U. S. Route 33), 550.02 feet to an iron pin;

thence South $0^{\circ} 17' 30''$ East, (Interior Angle = $107^{\circ} 07' 30''$), 218.04 feet to an iron pin at the intersection of the northerly right-of-way line of relocated State Route 674 with the northwesterly line of the 0.239 acre tract conveyed to H. L. Taylor and Sons by deed of record in Deed Book 2193, Page 366, Recorder's Office, Franklin County, Ohio;

REVENUE STAMPS PURCHASED & CANCELLED
WILL BE ATTACHED TO DEED AFTER RECORDING.

thence along the northerly right-of-way line of relocated State Route 674, North $86^{\circ} 29' 00''$ West, (Interior Angle = $86^{\circ} 11' 30''$), 104.02 feet to an iron pin which is 50.00 feet left of Station 14+00 of the State of Ohio, Department of Highway Survey of the centerline of relocated State Route 674;

thence along the northerly right-of-way line of relocated State Route 674, South $89^{\circ} 42' 30''$ West, (Interior Angle = $183^{\circ} 48' 30''$), 1160.00 feet to an iron pin which is 50.00 feet left of Station 2+40 of the centerline of relocated State Route 674;

thence continuing along the northerly right-of-way line of relocated State Route 674, North $87^{\circ} 41' 20''$ West, (Interior Angle = $177^{\circ} 23' 30''$), 110.12 feet to the place of beginning, containing 10.557 acres, more or less.

TRANSFERRED

JUN 13 1964

ARCH J. WARREN
AUDITOR
FRANKLIN COUNTY, OHIO

be the same more or less but subject to all legal highways. Grantor acquired title to
 1314 264
 said premises by deed recorded in Volume 2325, Page 336, of the records of
 said County.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances
 thereto belonging, unto the said Grantee, its successors and assigns forever. And the
 said Grantor does for Grantor and the heirs, executors, administrators, successors and
 assigns of Grantor, as the case may be, covenant with the said Grantee, its successors
 and assigns, that at and until the enrolling of these presents, Grantor is well seized
 of the above described premises, as a good and indefeasible estate in FREE SIMPLE, and has
 full right to bargain and sell the same in manner and form as above written, and that the
 same are free from all encumbrances whatsoever except restrictions, agreements and
 judgments of record, if any, zoning restrictions, if any, and taxes and assessments,
 both general and special for the LAST Half of the year 1963, and thereafter,
 and that Grantor will warrant and defend said premises, with the appurtenances there-
 unto belonging, to the said Grantee, its successors and assigns, against all lawful
 claims and demands whatsoever except as above noted.

Witness my hand and seal of office this 12th day of June, 1964.

Notary Public for the State of Texas, County of Tarrant, State of Texas, do hereby certify that the foregoing is a true and correct copy of the original instrument recorded in my office on this 12th day of June, 1964.

IN WITNESS WHEREOF, this instrument has been executed by the Grantor on this 12th

day of June, 1964.

Signed and acknowledged in the presence of:

[Signature]

Frank R. Schirm
 Frank R. Schirm

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

Franklin

VOL. 2568 PAGE 131

Frank R. Schirm, a widower and unmarried,

he

his

Columbus, Ohio

12th

June

64



Theo. D. Stevenson,

State of Ohio

JUN 13 1964
JUN 14 1964
JAMES A. SCHAFER, Recorder
JUN 13 1964
JUN 14 1964
JAMES A. SCHAFER, Recorder

KNOW ALL MEN BY THESE PRESENTS, That FRANK R. SCHIRM (Widower and unmarried)

herein (whether one or more) called "Grantor" for Ten Dollars (\$10.00) and other valuable consideration received to Grantor's full satisfaction of THE STANDARD OIL COMPANY, an Ohio corporation, with its principal office and tax mailing address in the Midland Building, Cleveland 15, Ohio, herein called "Grantee", does hereby give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described premises, situated in the Village of Canal Winchester, County of Franklin and State of Ohio.

12234

Situate in the County of Franklin, State of Ohio, Village of Canal Winchester, being located in the Southeast Quarter of Section 24, Township 11, Range 21, and being a part of the 36.8 acre tract conveyed to Frank R. Schirm by deed of record in Deed Book 2325, Page 330, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin which iron pin is located North $89^{\circ} 42' 30''$ East, 130.00 feet, and North $0^{\circ} 17' 30''$ West, 55.00 feet from the intersection of the centerline of relocated State Route 674, with the centerline of Gender Road, the centerline of Gender Road being the westerly line of the Southeast Quarter of Section 24;

thence along the easterly right-of-way line of Gender Road, North $16^{\circ} 55'$ West, 104.07 feet to an iron pin, which iron pin is located 100.21 feet Easterly at right angles from the centerline of Gender Road and 640.00 feet right of Station 552+40 of the State of Ohio, Department of Highway Survey of the centerline of relocated U. S. Route 33;

thence along the easterly right-of-way line of Gender Road, North $0^{\circ} 21' 20''$ West, (Interior Angle = $163^{\circ} 26' 20''$), 160.52 feet to an iron pin which is 100.00 feet left of Station 30+40.00 of the State of Ohio, Department of Highway Survey of the centerline of Gender Road;

thence along the southerly right-of-way line of relocated U. S. Route 33, North $67^{\circ} 13' 40''$ East, (Interior Angle = $112^{\circ} 25' 00''$), 269.26 feet to an iron pin which is located 315.00 feet right of Station 554+00 of the centerline of relocated U. S. Route 33;

thence along the southerly right-of-way line of relocated U. S. Route 33, South $86^{\circ} 24' 20''$ East, (Interior Angle = $153^{\circ} 38' 00''$), 174.63 feet to an iron pin which is 275.00 feet right of Station 555+70 of the centerline of relocated U. S. Route 33;

thence along the southerly right-of-way line of relocated U. S. Route 33, North $87^{\circ} 36' 05''$ East, (Interior Angle = $135^{\circ} 59' 35''$), 435.42 feet to an iron pin which is 125.00 feet right of Station 560+00 of the centerline of relocated U. S. Route 33;

thence along the southerly right-of-way line of relocated U. S. Route 33, South $73^{\circ} 10'$ East, (Interior Angle = $160^{\circ} 46' 05''$ and being parallel to the centerline of relocated U. S. Route 33), 550.02 feet to an iron pin;

thence South $0^{\circ} 17' 30''$ East, (Interior Angle = $107^{\circ} 07' 30''$), 218.04 feet to an iron pin at the intersection of the northerly right-of-way line of relocated State Route 674 with the northerly line of the 0.839 acre tract conveyed to H. L. Taylor and Sons by deed of record in Deed Book 2192, Page 366, Recorder's Office, Franklin County, Ohio;

REVENUE STAMPS PURCHASED & CANCELLED
WILL BE ATTACHED TO DEED AFTER RECORDING.

thence along the northerly right-of-way line of relocated State Route 674, North $86^{\circ} 29' 00''$ West, (Interior Angle = $86^{\circ} 11' 30''$), 104.02 feet to an iron pin which is 50.00 feet left of Station 14+00 of the State of Ohio, Department of Highway Survey of the centerline of relocated State Route 674;

thence along the northerly right-of-way line of relocated State Route 674, South $89^{\circ} 42' 30''$ West, (Interior Angle = $183^{\circ} 48' 30''$), 1160.00 feet to an iron pin which is 50.00 feet left of Station 2+40 of the centerline of relocated State Route 674;

thence continuing along the northerly right-of-way line of relocated State Route 674, North $87^{\circ} 41' 20''$ West, (Interior Angle = $177^{\circ} 23' 30''$), 110.12 feet to the place of beginning, containing 10.557 acres, more or less.

TRANSFERRED

JUN 13 1964

ARCH J. WARREN
AUDITOR
FRANKLIN COUNTY, OHIO

be the same more or less but subject to all legal highways. Grantor acquired title to
 said premises by deed recorded in Volume 1314, Page 264,
 of the records of
 said County.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereto belonging, unto the said Grantee, its successors and assigns forever. And the said Grantor does for Grantor and the heirs, executors, administrators, successors and assigns of Grantor, as the case may be, covenant with the said Grantee, its successors and assigns, that at and until the sealing of these presents, Grantor is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and has full right to bargain and sell the same in manner and form as above written, and that the same are free from all encumbrances whatsoever except restrictions, agreements and judgments of record, if any, zoning restrictions, if any, and taxes and assessments, both general and special for the LAST Half of the year 1963, and thereafter, and that Grantor will warrant and defend said premises, with the appurtenances thereto belonging, to the said Grantee, its successors and assigns, against all lawful claims and demands whatsoever except as above noted.

[illegible]

axkxzxgxgxyzxzttzhtgzndzxpzturzxofzdwexzzixthaxabozxdscrithezpxrxxsz

IN WITNESS WHEREOF, this instrument has been executed by the Grantor on the 12th

June, 1904.

Accepted and acknowledged in the presence of:

1941

[illegible]

Frank R. Schirm

Figure 1. The effect of the concentration of the solution on the adsorption capacity of the adsorbent. The amount of adsorbent was 0.1 g; the volume of the solution was 10 mL; the pH value was 7.0; the temperature was 25 °C; the shaking time was 24 h.

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100% 99% 98% 97% 96% 95% 94% 93% 92% 91% 90% 89% 88% 87% 86% 85% 84% 83% 82% 81% 80% 79% 78% 77% 76% 75% 74% 73% 72% 71% 70% 69% 68% 67% 66% 65% 64% 63% 62% 61% 60% 59% 58% 57% 56% 55% 54% 53% 52% 51% 50% 49% 48% 47% 46% 45% 44% 43% 42% 41% 40% 39% 38% 37% 36% 35% 34% 33% 32% 31% 30% 29% 28% 27% 26% 25% 24% 23% 22% 21% 20% 19% 18% 17% 16% 15% 14% 13% 12% 11% 10% 9% 8% 7% 6% 5% 4% 3% 2% 1% 0%

Franklin

VOL. 2568 PAGE 131

Frank R. Schirm, a widower and unmarried,

he

his

Columbus, Ohio

12th

June

64



Theo. D. Stevenson,

State of Ohio

JUN 13 1964
JUN 10 1964
JAMES A. SCHAFER, Recorder
Corrected Fee \$

COPY OF GENERAL WARRANTY DEED

HIGHWEAY EASEMENT

AGREEMENT CHANNEL CHANGE



Instrument Number: 201610200143787
Recorded Date: 10/20/2016 3:34:11 PM



Terry J. Brown
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

FranklinCountyRecorderTerryBrown @RecorderBrown

Transaction Number: T20160067773

Document Type: DEED

Document Page Count: 5

Submitted By (Walk-In):
AMERITITLE BOX

Walk-In

Return To (Box):
AMERITITLE BOX

Box

First Grantor:
FAITH ASSEMBLY OF GOD

First Grantee:
ALDI INC

Fees:	
Document Recording Fee:	\$28.00
Additional Pages Fee:	\$24.00
Total Fees:	\$52.00
Amount Paid:	\$52.00
Amount Due:	\$0.00

Instrument Number: 201610200143787
Recorded Date: 10/20/2016 3:34:11 PM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, the document data always supersedes the cover page.
COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

TRANSFERRED

OCT 20 2016

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

Conveyance	
Mandatory-	2800.00
Permissive-	2800.00 MWD
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

AmeriTitle Box
1601053-ORAM

GENERAL WARRANTY DEED
(By a Corporation)
(Ohio Revised Code 5302.05 and 5302.06)

Faith Assembly of God, a corporation organized and existing under the laws of the State of Ohio (Grantor), for valuable consideration paid, grants with General Warranty Covenants, to Aldi Inc. (Ohio) (Grantee), whose tax mailing address is 4400 S. Charleston pike, Springfield, OH 45502, the following REAL PROPERTY:

See Attached Exhibit A for legal descriptions

Tax Parcel Number: 184-001316

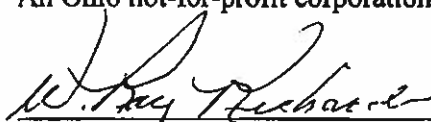
Street Address: 720 West Waterloo Street Canal Winchester, OH 43110

Subject to taxes and assessments after date hereof, all legal highways, conditions, covenants, restrictions and easements of record, if any.

Prior Instrument of Reference: Official Record Volume 13260, Page D-06

Grantor has caused its corporate name to be subscribed hereto by W. Ray Richards, its Pastor, being duly authorized by resolution of its board of directors, signed this 02th day of October, 2016.

GRANTOR: Faith Assembly of God
An Ohio not-for-profit corporation


By: W. Ray Richards, Pastor


State of Ohio, County of Franklin :ss

Be it remembered that on this 3th day of October, 2016, before me, a Notary Public in and for said County and State, personally appeared W. Ray Richards, Pastor and duly authorized signatory for Faith Assembly of God, an Ohio not-for-profit corporation, the Grantor(s) in the foregoing deed whose identity was either known to me or proven to me by satisfactory evidence, and who has/have signed the foregoing instrument and acknowledged the same as his/her/their voluntary act and deed, and the voluntary act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the day and year aforesaid.



JENNIFER M. LESCALETT
Notary Public, State of Ohio
My Commission Expires
March 21, 2017


NOTARY PUBLIC
My Commission Expires March 21, 2017

This Instrument was prepared by:
Lisa J. Berger, Attorney at Law

EXHIBIT A**LEGAL DESCRIPTION**

Situated in the State of Ohio, County of Franklin and in the City of Canal Winchester:

Being located in the Southeast Quarter of Section 24, Township 11, Range 21, and being part of the 10.557 acre tract conveyed to The Standard Oil Company by deed of record in Deed Book 2568, Page 128, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Commencing at an iron pin, which pin is located North 89° 42' 30" East a distance of 130.00 feet and North 0° 17' 30" West a distance of 55.00 feet from the intersection of the centerline of State Route 674 with the centerline of Gender Road, the centerline of Gender Road being the westerly line of the Southeast Quarter of Section 24; thence with the northerly right-of-way line of said State Route 674, South 87° 41' 20" East a distance of 110.12 feet to an iron pin; thence continuing with said northerly right-of-way line of State Route 674, North 89° 42' 30" East a distance of 229.88 feet to the point of beginning for this parcel.

Thence continuing North 89° 42' 30" East with said northern right-of-way line of State Route 674 a distance of 930.12 feet to an iron pin which is 50.00 feet left of Station 14+00 of the State of Ohio Department of Highway Survey of the centerline of State Route 674;

Thence continuing with the northerly right-of-way line of said State Route 674, South 86° 29' East a distance of 104.02 feet to an iron pin at the southwesterly corner of the 0.452 acre tract conveyed to Gayle L. Taylor by deed of record in Deed Book 2630, Page 439, Recorder's Office, Franklin County, Ohio;

Thence North 0° 17' 30" West with the westerly line of said Gayle L. Taylor a distance of 218.04 feet to an iron pin on the southerly limited access right-of-way line of United States Route 33;

Thence North 73° 10' 0" West with said limited access right-of-way line of United States Route 33 a distance of 550.02 feet to an iron pin which is 125.00 feet right of Station 560+00 of the centerline of United States Route 33;

Thence continuing along the southerly limited access right-of-way line of United States Route 33, South 87° 36' 05" West a distance of 455.42 feet to an iron pin which is 275 feet right of Station 555+70 of the centerline of United States Route 33;

Thence continuing along the southerly limited access right-of-way line of the United States Route 33, North 86° 24' 20" West a distance of 53.29 feet;

Thence leaving said limited access right-of-way line, South 0° 17' 30" East to the point of beginning

on the northerly right-of-way line of State Route 674, a distance of 359.96' and CONTAINING 338,929.21 SQUARE FEET OF 7.781 ACRES, more or less, but subject to all legal highways and easements of record.

EXCEPTING THEREFROM:

Situated in the State of Ohio, County of Franklin and in the City of Canal Winchester:

Being located in the Southeast Quarter of Section 24, Township 11, Range 21, Congress Lands, and being part of the 7.781 acre tract conveyed to Faith Assembly of God by deed of record in Official Record Volume 13260, Page D-06, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a found iron pin at the southeast corner of said 7.781 acre tract, southwest corner of a 0.452 acre tract conveyed to Gayle L. Taylor by deed of record in Deed Book 2630, Page 439, Recorder's Office, Franklin County, Ohio, and in the northerly right-of-way line of State Route 674;

Thence, along the southerly line of said 7.781 acre tract, northerly right-of-way line of State Route 674, North 86° 29' 00" West, 104.02 feet to a found iron pin which is 50.00 feet left of Station 14+00 off the State of Ohio Department of Highway Survey of the centerline of State Route 674;

Thence, continuing along the southerly line of said 7.781 acre tract, northerly right-of-way line of State Route 674, South 89° 42' 30" West, 227.20 feet to a set iron pin;

Thence, across said 7.781 acre tract, along a line perpendicular to the southerly line of said 7.781 acre tract and the northerly right-of-way line of State Route 674, North 00° 17' 30" West, 313.12 feet to an iron pin set in the southerly limited access right-of-way line of United States Route 33 and the northerly line of said 7.781 acre tract;

Thence, along the northerly line of said 7.781 acre tract and the southerly limited access right-of-way line of United States Route 33, South 73° 10' 00" East, 346.35 feet to a found iron pin at the northeast corner of said 7.781 acre tract, also being the northwest corner of said Taylor 0.452 acre tract;

Thence, along the east line of said 7.781 acre tract, west line of said Taylor 0.452 acre tract, South 00° 17' 30" East, 218.04 feet to the point of beginning, CONTAINING 2.000 ACRES, subject however to all legal easements, restrictions, and rights-of-way of record.

Iron pins set are 30" x 1" O.D. with orange plastic plugs inscribed "P.S. 6579", unless otherwise noted. Basis of bearings is a bearing of South 89° 42' 30" West on the south line of the Faith Assembly of God 7.781 acre tract recorded in Official Record Volume 13260, Page D-06.

EXCEPTING THEREFROM:

Situated in the State of Ohio, County of Franklin and in the City of Canal Winchester:

Being located in the Southeast Quarter of Section 24, Township 11, Range 21, and being a part of the 7.781 acre tract conveyed to Faith Assembly of God by deed of record in Official Record Volume 13260, Page D-06, of the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning, for reference, at an iron pin found at the southwesterly corner of the said 7.781 acre tract; thence North 89° 42' 30" East, along the southerly line of the said 7.781 acre tract, and the northerly right-of-way line of State Route 674, 521.70 feet to the true point of beginning;

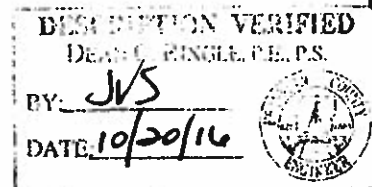
Thence, North 00° 17' 30" West, 368.95 feet, to a point on the southerly limited access line of United States Route 33 and the northerly line of the said 7.781 acre tract;

Thence, South 73° 10' 00" East, along the said northerly line and the said southerly limited access line, 189.63 feet to an iron pin found at the northwesterly corner of a 2.000 acre tract conveyed to Dwayne R. Spence and Patricia F. Spence in Official Record Volume 20836, Page G-09;

Thence, South 00° 17' 30" East along the westerly line of the said 2.000 acre tract, 313.12 feet to an iron pin found;

Thence, South 89° 42' 30" West, along the southerly line of the said 7.781 acre tract, and the northerly line of State Route 674, 181.22 feet, to the point of beginning, CONTAINING 1.418 ACRES, more or less.

This description was prepared by Burgess & Niple, Limited, by S. Patrick Mills, Professional Surveyor 7158 from an actual field survey and available public records on May 10, 1995. The bearings used herein are based on North 89° 42' 10" East as the northerly right-of-way line of State Route 674 as stated in Official Record Volume 13260, Page D-06.



Parcel No: 184-001316

Property Address: 720 West Waterloo Street Canal Winchester, OH 43110

**EASEMENT
FOR
HIGHWAY PURPOSES
FROM**

Grantor: *John C. Schiffo*
 Address: *Case 1*
Conal Winchester, Ohio
 TO THE
 STATE OF OHIO

U. S. R. 33 County *Franklin*
 Section *(20-21-30, 13)*
 Parcel No. *5, 21 and 21A*

TRANSFERRED

Received *DEC 29 1961*
 At *2:15* o'clock *P* M.
 Recorded *JAN 3 - 1962*
 in *FRANKLIN* County

Record of Deeds, Vol. *Page*
James A. Schiffo
 Recorder's Fee, \$ *6.00*

NOTE

To the County Recorder:
 As soon as this easement has been recorded,
 it should be returned to the Department of
 Highways.

DEC 29 1961
 AUDITOR
 FRED C. DUNN
 FRANKLIN COUNTY, OHIO

Vol 2370 Page 527

Sheet 1 of 8 Sheets



523700233

Form 1
 Revised 5-7-59

R/W Form 2

Sheet...2... of ...4... sheets.

Easement for Highway Purposes

KNOW ALL MEN BY THESE PRESENTS:

25231

That..... Frank G. Schirr (widower, not remarried).....

....., the Grantor ...

for and in consideration of the sum of... Six Hundred Thirty-Seven and no/100

Dollars (\$637.00) and for other good and valuable considerations to..... RAC..... paid by the

State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, do...as hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes, in, upon and over the lands hereinafter described,

situated in..... Franklin County, Ohio..... Indian Township,

Section...21..... Township...11N..... Range...21E.....

and bounded and described as follows:

PARCEL No. 1

Being a parcel of land lying on the right side of the centerline of a survey, made by the Department of Highways, and recorded in Book , Page , of the records of Franklin County and being located within the following described points in the boundary thereof:

beginning at the proposed southerly lateral access right of way line at a point 121.29 feet right of station 5+77.0 in the centerline of a survey made in 1935 for the Ohio Department of Highways of the relocation of U.S. Route 33, Section 21-21-21.1 in Franklin County, said point also being 15 feet left of the centerline of the proposed relocation of State Route No. 476 at station 1+30; thence southerly to a point 15 feet left of the centerline of said proposed relocation of State Route 476 at station 2+40; thence easterly to a point 50 feet left of tangent station 15+00; thence westerly to the grantors southeasterly property line at a point 15 feet left of station 15+00; thence southeasterly along said southeasterly property line to a point 15 feet left of tangent station 15+41.27, said point being the grantors southeasterly property corner; thence westerly along the grantors southeasterly property line to a point in the centerline of Gender Road at station 15+15; thence northerly along the centerline of Gender Road the same being the grantors westerly property line to station 15+00; thence easterly along the proposed southerly lateral access right of way line to the place of beginning.

Being a part of the same premises conveyed to the herein grantor by deed dated 1-1-31 and recorded in volume 2325 page 330 in the records of Franklin County, Ohio.

It is understood that the strip of land above described contains 0.51 of an acre, more or less, exclusive of the present road which occupies 0.01 of an acre, more or less.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Highways, Columbus, Ohio.

EASEMENT FOR HIGHWAY PURPOSES

VOL 2370 PAGE 529

KNOW ALL MEN BY THESE PRESENTS:

25239

That Frank R. Schirm (widower, not remarried)

, the grantor

for and in consideration of the sum of Twenty-One Thousand Five Hundred Sixty-Three and 00/100

Dollars (\$ 21,563.00) and for other good and valuable considerations to him paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, do he hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes in, upon and over the lands hereinafter described, including loss of direct access as hereinafter provided, situated in Franklin County, Ohio, Madison Township, Section 24, Township 14N Range 21W, and bounded and described as follows:

PARCEL NO. 811A

Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of Highways, and recorded in Book , Page , of the records of Franklin County and being located within the following described points in the boundary thereof: Beginning in the northwest corner of a survey made in 1960 for the Ohio Department of Highways of U.S. Route 33, Section (20.21-30.13) in Franklin County, said point also being in the centerline of (under Road); thence easterly along the grantors northerly property line to a point 270.57 feet left of station 535+36.70; thence southeasterly to a point 240 feet left of station 556+00; thence southeasterly to the southwest property line of C. H. and M. E. Mann at a point 143.85 feet left of station 560+52.36; thence southeasterly along said property line to a point 53.70 feet left of station 562+06.69; thence northeasterly along the southeasterly property line of C. H. and M. E. Mann to a point 125 feet left of station 564+43.01; thence southeasterly to the grantors northeasterly property corner at a point 133 feet left of station 566+43.01, being also in the existing southerly limited access right of way line of said highway; thence southeasterly along said property line to a point 15.04 feet left of station 566+43.03, said point being the grantors southeasterly property corner; thence southwesterly along said property line passing through station 568+14.15 to a point 125 feet right of station 567+40.16; thence northwesterly to a point 125.00 feet right of station 560+00; thence westerly to a point 275.00 feet right of station 555+70; thence westerly to a point 315 feet right of station 544+00; thence southwesterly to a point 480.58 feet right of station 531+42.63; thence southerly to a point 640 feet right of station 552+40; thence southeasterly to a point 720.20 feet right of station 532+47.02; thence westerly to a point in the centerline of (under Road) at station 33+00 and also being 704.84 feet right of station 551+73.72; thence northerly along the centerline of (under Road) passing through the proposed centerline of relocated Route 33 at station 549+36.04 to the place of beginning.

It is understood that the strip of land above described contains 11.75 acres, more or less, ~~exclusive of the present road which occupies 0.75 of an acre, more or less.~~ exclusive of the present road which occupies 0.75 of an acre, more or less.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Highways, Columbus, Ohio.

Being a part of the same premises conveyed to the herein grantors by deed dated 12-1-61 and recorded in Volume 2370, Page 529, in the records of Franklin County, Ohio.

In consideration of the sum of Twenty-One Thousand Five Hundred Sixty-Three and 00/100 Dollars (\$ 21,563.00), hereinbefore mentioned, he do he hereby specifically waive and release any and all right or rights of direct access, or claims thereof, to the present highway improvement to be constructed, or to the ultimate highway improvement to be constructed in the future, as called for by the plans herein referred to, and the execution of this conveyance shall act automatically as a waiver to the State of Ohio in the elimination of any direct access to said highway either for present or future construction.

It is further understood and agreed that the consideration for Parcel No. 811A, in addition to the limitation of access as provided above, includes compensation for land taken and all damages accruing from the taking of said Parcel No. 811A.

TO HAVE AND TO HOLD said easement and right of way unto the Grantee, its successors and assigns forever.

And the said Grantor, for himself and his heirs, executors, and administrators, hereby covenant with the said Grantee, its successors and assigns that he is the true and lawful owner of said premises, and is lawfully seized of the same in fee simple, and has good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that he will warrant and defend the same against all claims of all persons whomsoever.

hereby relinquish to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF, Frank R. Schira (widower, not remarried)

have hereunto set his hand, the 14th day of November, in the year of our Lord one thousand nine hundred and sixty-one (1961).

Signed and sealed in presence of:

THIS
ON

BY

STATE OF OHIO.

COUNTY

SS:

Before me, a Notary Public in and for said County and State, personally appeared the above named Frank R. Schira who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal at Cleveland, Ohio this 14th day of November, A. D. 1961.

My Commission expires 1962

Channel Change
6-24-38.

AGREEMENT FOR CHANNEL CHANGE

U.S. Route
EXCESSION No. 33, Section (26.21-30.13) Franklin County

ARTICLES OF AGREEMENT

These articles of agreement entered into this 14th day of November, 1938, by Frank R. Schirm (widower, not remarried) and the Department of Highways, State of Ohio, Witnesseth:

That Frank R. Schirm (widower, not remarried), for and in consideration of the sum of Eight Hundred and no/100 Dollars (\$ 800.00) to him paid by the State of Ohio, do hereby grant permission to said State of Ohio to use the hereinafter described portion of his premises for the purpose of excavating and completing a channel change for his bridge over the above proposed improvement; the Grantor further agree to permit the State of Ohio to perform such maintenance and repair operations on said channel change as may be necessary to protect the highway, and further, the Grantor for the consideration hereinbefore named, releases the State of Ohio from and waives all damages of every kind and nature whatsoever arising from or in any manner growing out of the aforesaid channel change or said maintenance and repair operations necessary to protect said highway. The said channel change is to be made on the following described premises: Situated in the State of Ohio, County of Franklin, Township, Section 23, Township 11, Range 21, and more fully described as follows:

Parcel No. 317

Beginning in the proposed southerly limited access right of way line at a point 273 feet right of station 555+70 in the centerline of a survey made in 1900 for the Ohio Department of Highways of the relocation of U.S. Route 33, Section (26.21-30.13) in Franklin County, thence easterly along said proposed right of way line to a point 123 feet right of station 560+00; thence southeasterly along said proposed right of way line to a point 123 feet right of station 567+00; thence westerly to a point 165 feet right of station 565+30; thence northwesterly to a point 165 feet right of station 564+00; thence westerly to a point 225 feet right of station 558+00; thence westerly to the place of beginning, containing 0.80 of an acre, more or less.

Being a part of the same premises conveyed to the herein grantors by deed dated 3-6-31 and recorded in Volume 2323 Page 230 in the records of Franklin County, Ohio.

IN WITNESS WHEREOF, said Frank R. Schirm (widower, not remarried)

has hereunto set his hand the 14th day of November

in the year of our Lord One thousand nine hundred and 1938

Signed and sealed in the presence of:

STATE OF OHIO
COUNTY OF Franklin } ss:

Before me, a Notary Public, in and for said County and State, personally appeared the above
named Frank W. Johnson and
who acknowledged that he did sign the foregoing instrument and that the name is his
free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal (Edith Johnson)
Ohio, this 12 day of Nov, A. D. 1951
Edith Johnson



SPECIAL WARRANTY DEED

61335

KNOW ALL MEN BY THESE PRESENTS:

That, THE STANDARD OIL COMPANY, an Ohio Corporation, with its principal office in the Midland Building, Cleveland, Ohio 44111, the Grantor, for Ten Dollars (\$10.00) and other good and valuable consideration received to its full satisfaction of The Board of Trustees of the Ohio District Council, Inc. of The Assemblies of God

whose tax mailing address is

3021 East Dublin-Granville Road, Columbus, Ohio 43229
 the Grantor (whether one or more) does grant, bargain, sell and convey unto the said Grantor and the heirs, executors, administrators, successors and assigns of Grantor, as the case may be, the premises (hereinafter called the "Premises"; situated in the Village of Canal Winchester County of Franklin and State of Ohio; and being the same premises conveyed to the said Grantor by deed recorded in Volume 2568, page 128, of the Records of said County, more fully described as follows:

Being located in the Southeast Quarter of Section 24, Township 11, Range 21, and being part of the 10.557 acre tract conveyed to The Standard Oil Company by deed of record in Deed Book 2568, Page 128, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Commencing at an iron pin, which pin is located North 89° 42' 30" East a distance of 130.00 feet and North 0° 17' 30" West a distance of 55.00 feet from the intersection of the centerline of State Route 674 with the centerline of Gender Road, the centerline of Gender Road being the westerly line of the Southeast Quarter of Section 24; thence with the northerly right-of-way line of said State Route 674, South 87° 41' 20" East a distance of 110.12 feet to an iron pin; thence continuing with said northerly right-of-way line of State Route 674, North 89° 42' 30" East a distance of 229.88 feet to the point of beginning for this parcel.

Thence continuing North 89° 42' 30" East with said northern right-of-way line of State Route 674 a distance of 930.12 feet to an iron pin which is 50.00 feet of Station 14+00 of the State of Ohio Department of Highway Survey of the centerline of State Route 674;

Thence continuing with the northerly right-of-way line of said State Route 674, South 86° 29' East a distance of 104.02 feet to an iron pin at the southwesterly corner of the 0.452 acre tract conveyed to Gale L. Taylor by deed of record in Deed Book 2630, Page 439, Recorder's Office, Franklin County, Ohio;

Thence North 0° 17' 30" West with the westerly line of said Gayle L. Taylor a distance of 218.04 feet to an iron pin on the southerly limited access right-of-way line of United States Route 33;

Thence North 73° 10' West with said limited access right-of-way line of United States Route 33 a distance of 550.02 feet to an iron pin which is 125.00 feet right of Station 560+00 of the centerline of United States Route 33.

Thence continuing along the southerly limited access right-of-way line of United States Route 33, South 87° 36' 05" West a distance of 455.42 feet to an iron pin which is 275.00 feet right of Station 555+70 of the centerline of United States Route 33;

Thence continuing along the southerly limited access right-of-way line of United States Route 33, North 86° 24' 20" West a distance of 53.29 feet;

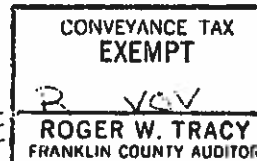
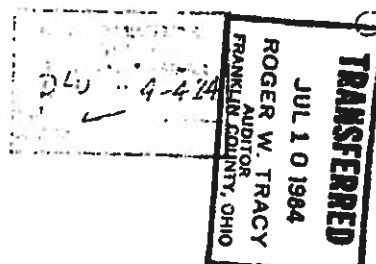
Thence leaving said limited access right-of-way line, South 0° 17' 30" East to the point of beginning on the northerly right-of-way line of State Route 674, a distance of 359.96', and containing 338,929.21 square feet of 7.781 acres, more or less, but subject to all legal highways and easements of Record.

This description by Robert L. Furniss, Registered Surveyor No. 4436 from a survey by Evans, Mechwart, Hambleton & Tilton, Inc., dated September 18, 1971.

CANAL WINCHESTER
PLANNING COMMISSION

Robert L. Furniss
CHAIRMAN

CLV-3032-1-B



04492110

FRANKLIN COUNTY, Ohio

Recorded: JUL 10 1984

Time: 1:35P

PALMER C. McNEAL, Jr. Clerk

Paid for Fee

10.00

TO HAVE AND TO HOLD the above granted and bargained Premises with the appurtenances thereunto belonging to the said Grantee, and the heirs, executors, administrators, successors and assigns of Grantee, as the case may be, forever, subject, however, to all legal highways and to the condition and restriction herein contained.

This conveyance is made by the Grantor and accepted by the Grantee, upon the express condition and subject to the restriction that the Premises shall not be used in whole or in part, directly or indirectly for automobile service station purposes; or for the sale, offering for sale, storage or distribution of gasoline, motor vehicle fuel, motor vehicle lubricants or any other petroleum products (except for consumption on the Premises by occupant); or for the sale of tires, batteries or automotive parts and accessories during the period of twenty (20) years from and after the date hereof, and the Grantee, for Grantee and the heirs, executors, administrators, successors and assigns of Grantee, as the case may be, hereby covenants and agrees, with the Grantor, its successors and assigns (which covenant shall be deemed running with and binding the land herein conveyed), that neither the Grantee, nor anyone claiming by, through, or under Grantee shall use or permit to be used the Premises or any part thereof, directly or indirectly, for automobile service station purposes; or for the sale, offering for sale, storage or distribution of gasoline, motor vehicle fuel, motor vehicle lubricants, or any other petroleum products (except for consumption on the Premises by occupant); or for the sale of tires, batteries and automotive parts and accessories during the said twenty (20) years. The foregoing condition and restriction is intended for the benefit and protection of the Grantor, its successors and assigns, as the owner and/or lessee of other real property in the political subdivision (City, Village or Township, as the case may be) in which the Premises are located and in the surrounding area within a distance of five (5) miles from the boundaries of said political subdivision, now, or during said 20-year period, used and operated by the Grantor or its Lessees for automobile service station purposes and shall run with the land and shall bind the Premises herein conveyed in favor of such other real property owned or leased by Grantor.

And said Grantor does for itself, its successors and assigns, covenant with the Grantee, and the heirs, executors, administrators, successors and assigns of Grantee, as the case may be, that it and until the encasing of these presents, Grantor is well seized of the Premises as a good and indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, but subject to all liens, encumbrances and claims of every kind and nature caused, created or suffered to exist or attached upon, against or to the Premises by anyone other than the Grantor, and subject to: (a) Taxes and assessments (both general and special), not then due and payable; (b) building and zoning ordinances, laws, regulations and restrictions by municipal or other governmental authority applicable to and enforceable against the property; (c) any and all leases, easements and rights of way, and to all valid and existing encumbrances, conditions, covenants, restrictions, reservations and exceptions of record, if any; and (d) any state of facts that an accurate survey and personal inspection of the Premises would disclose.

And the Grantor, for itself, its successors and assigns will warrant and defend the Premises, with the appurtenances thereunto belonging, to the said Grantee, and the heirs, executors, administrators, successors and assigns of Grantee, as the case may be, against all lawful claims and demands of all persons claiming by, from, through or under the Grantor, except as above noted.

IN WITNESS WHEREOF, the said THE STANDARD OIL COMPANY has hereunto set its hand and corporate seal, by its duly authorized officers, this 1st day of June, 1983

Signed and acknowledged
in the presence of:

THE STANDARD OIL COMPANY

E. M. Svatos

E. M. Svatos

J. L. Casey

J. L. Casey

STATE OF OHIO

SS:

CUYAHOGA COUNTY

By: Hugh D. Hanna, Vice President, Retail Marketing

And: Jane E. Zislin, Assistant Secretary

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named THE STANDARD OIL COMPANY by Hugh D. Hanna, Vice President, Retail Marketing, and Jane E. Zislin

its Assistant Secretary, who are personally known to me and who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Cleveland, Ohio, this 1st day of June, 1983

Canal Winchester - Rt. 33 & Gender

This instrument was prepared by:

THE STANDARD OIL COMPANY (OHIO)
Midland Building
Cleveland, Ohio 44115

Lydia L. Marcis
Notary Public

LYDIA L. MARCIS, Notary Public
My Commission Expires June 17, 1984

CANAL WINCHESTER, OHMIO PROFILE

makeup of the village was 95.60% White, 2.19% African American, 0.38% Native American, 0.67% Asian, 0.04% from other races, and 1.12% from two or more races. Hispanic or Latino of any race were 0.51% of the population.

There were 1,664 households out of which 37.3% had children under the age of 18 living with them, 65.6% were married couples living together, 7.6% had a female householder with no husband present, and 24.0% were non-families. 20.9% of all households were made up of individuals and 9.8% had someone living alone who was 65 years of age or older. The average household size was 2.61 and the average family size was 3.04.

In the village the population was spread out with 27.0% under the age of 18, 5.1% from 18 to 24, 30.2% from 25 to 44, 23.2% from 45 to 64, and 14.5% who were 65 years of age or older. The median age was 38 years. For every 100 females, there were 87.1 males. For every 100 females age 18 and over, there were 84.4 males.

The median income for a household in the village was \$55,645, and the median income for a family was \$67,833. Males had a median income of \$39,123 versus \$37,399 for females. The per capita income for the village was \$24,394. About 1.2% of families and 2.2% of the population were below the poverty line, including 2.0% of those under age 18 and none of those age 65 or over.

Festivals

Canal Winchester host the Labor Day Festival which usually takes place the first weekend of September. The town also host Christmas In The Village, which is a small festival with food, choirs, and horse-drawn buggy rides. During the first week of August the town usually does a rib fest.

Landmarks

Highlights of the area include: Historic Downtown Canal Winchester, Mid-Ohio Doll and Toy Museum (<http://home.att.net/~dollmuseum>), The National Barber's Museum and National Barber Hall of Fame (<http://www.nationalbarbermuseum.org/>), Slate Run Vineyard and Winery (<http://www.slaterunwine.com>), and the many antique shops in the Village. Canal Winchester is also home to the Bergstresser bridge, which is the only standing wooden covered bridge in Franklin County.

Academics

Canal Winchester High School's mascot is the Indians, and their colors are maroon and white. The high school offers many college prep and AP courses. New elementary schools, a new wing of the high school, and a new junior high school have all been built since 2000. In athletics they are best known for their football, wrestling, basketball, cross country, cheerleading, and volleyball teams, all of which compete at the Division 2 level; and track, which competes at the Division 1 level. The baseball team has been back to back state runner-up from 2008-2009. In recent years the school has produced two Wendy's High School Heisman State Finalists in Greg Guiler and Andy Rhinehart, an award to the state's best high school student athletes. Also their soccer team have seen success with two district titles (2013, 2014) and one OCC Cardinal Division title in 2014. The school has also produced NBA player B. J. Mullens of the Oklahoma City Thunder. Also, the school has produced MLB player Drew Dosch, class of 2010, of the Baltimore Orioles.

Notable people

- Songwriter Oley Speaks was a native of Canal Winchester, and the Canal Winchester Area Historical Society has a collection of his works.^{[12][13][14]}
- NBA player Byron Mullens Graduated from Canal Winchester High School.

10. "Population and Housing Unit Estimates" (<https://www.census.gov/programs-surveys/popest/data/tables.2017.html>). Retrieved June 9, 2017.
11. Data in historical populations table from *US Census, 1890* (<https://books.google.com/books?id=40kUAAAAYAAJ&dq=census%20pataskala&pg=RA1-PA151#v=onepage&q&f=false>); *US Census, 1920* (<https://books.google.com/books?id=oei2AAAAIAAJ&dq=census%20pataskala&pg=PA565#v=onepage&q&f=false>); *US Census, 1950* (<https://books.google.com/books?id=32pQAAAAYAAJ&dq=census%20pataskala%201930&pg=SA35-PA18#v=onepage&q&f=false>); *US Census, 1970* (<https://books.google.com/books?id=4j0YAAAAYAAJ&dq=1970%20census%20ohio%20%22heath%22&pg=SA37-PA15#v=onepage&q&f=false>); *US Census, 2000* (<https://books.google.com/books?id=9A1ElkD3YcC&lpg=PP13&dq=1990%20census%20ohio&pg=PA21#v=onepage&q&f=false>)
12. [1] (<http://www.canalwinchesterohio.gov/>) Village of Canal Winchester Web Site
13. "Archived copy" (<https://web.archive.org/web/20081104162936/http://www.cwcvb.com/visiting.htm>). Archived from the original (<http://www.cwcvb.com/visiting.htm>) on 2008-11-04. Retrieved 2008-12-28. Canal Winchester Area Convention and Visitors Bureau, Ohio
14. [2] (<http://www.mainstreetcanalwinchester.org/CWAHS/#Tidbit>) Canal Winchester Historical Society
15. Kottek, M.; Grieser, J. R.; Beck, C.; Rudolf, B.; Rubel, F. (2006). "World Map of the Köppen-Geiger climate classification updated" (http://www.schweizerbart.de/resources/downloads/paper_free/55034.pdf) (PDF). *Meteorol. Z.* **15** (3): 259–263. doi:10.1127/0941-2948/2006/0130 (<https://doi.org/10.1127/0941-2948/2006/0130>).
16. Climate Summary for Winchester, Ohio (<http://www.weatherbase.com/weather/weather-summary.php3?s=616433&cityname=Canal+Winchester%2C+Ohio%2C+United+States+of+America&units=>)

External links

- City website (<http://www.canalwinchesterohio.gov/>)
- Canal Winchester Chamber of Commerce (<http://www.canalwinchester.com/>)

Retrieved from "https://en.wikipedia.org/w/index.php?title=Canal_Winchester,_Ohio&oldid=883811749"

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FRANKLIN COUNTY

PROFILE

WIKIPEDIA

Franklin County, Ohio

Franklin County is a county in the U.S. state of Ohio. As of 2017 census estimates, the population was 1,291,981,^[2] making it the most populous county in Ohio. Its county seat is Columbus,^[3] the state capital and most populous city in Ohio. The county was established on April 30, 1803, less than two months after Ohio became a state, and was named after Benjamin Franklin.^[4] Franklin County originally extended all the way north to Lake Erie before Ohio subdivided further into more counties.

Franklin County is included in the Columbus, OH Metropolitan Statistical Area.

Franklin County, particularly Columbus, has been a centerpiece for presidential and congressional politics, most notably the 2000 presidential election, the 2004 presidential election, and the 2006 midterm elections. Franklin County is home to one of the largest universities in the United States, The Ohio State University, which as of fall 2017 has an enrollment of 59,837 students on its main Columbus campus.^[5]

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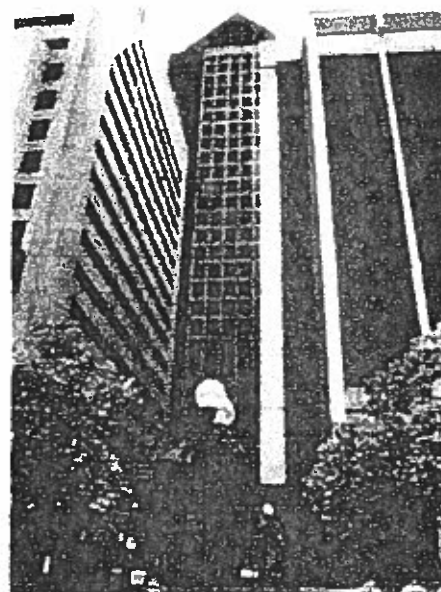
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Franklin County, Ohio



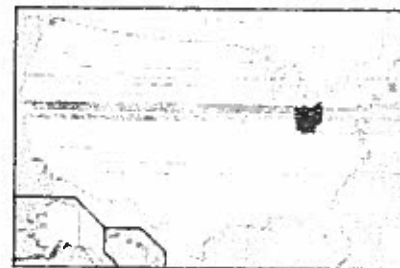
Franklin County Government Center



Seal



Location within the U.S. state of Ohio



Ohio's location within the U.S.

Founded

April 30,

Adjacent counties

- Delaware County (north)
- Fairfield County (southeast)
- Licking County (east)
- Madison County (west)
- Pickaway County (south)
- Union County (northwest)

Major highways

- 70 I-70
- 71 I-71
- 73 I-73 (future)
- 270 I-270
- 670 I-670
- 23 US 23
- 33 US 33
- 40 US 40
- 62 US 62
- 3 SR 3
- 16 SR 16
- 104 SR 104
- 161 SR 161
- 257 SR 257
- 315 SR 315
- 317 SR 317
- 605 SR 605
- 665 SR 665
- 745 SR 745

Demographics

2000 census

At the 2000 census there were 1,068,978 people, 438,778 households, and 263,705 families residing in the county.^[16] The population density was 1,980 per square mile (765/km²). There were 471,016 housing units at an average density of 872 per square mile (337/km²).^[17] The racial makeup of the county was 75.48% White, 17.89% Black or African American, 0.27% Native American, 3.07% Asian, 0.04% Pacific Islander, 1.03% from other races, and 2.23% from two or more races. 2.27% of the population were Hispanic or Latino of any race.^[16]

There were 438,778 households of which 30.40% had children under the age of 18 living with them, 43.00% were married couples living together, 13.00% had a female householder with no husband present, and 39.90% were non-families. 30.90% of all households were made up of individuals and 7.40% had someone living alone who was 65 years of age or older. The average household size was 2.39 and the average family size was 3.03.^[16]

25.10% of the population were under the age of 18, 11.70% from 18 to 24, 33.30% from 25 to 44, 20.10% from 45 to 64, and 9.80% who were 65 years of age or older. The median age was 32 years. For every 100 females there were

Historical population

Census	Pop.	%±
1810	3,486	—
1820	10,292	195.2%
1830	14,741	43.2%
1840	25,049	69.9%
1850	42,909	71.3%
1860	50,361	17.4%
1870	63,019	25.1%
1880	86,797	37.7%
1890	124,087	43.0%
1900	164,460	32.5%
1910	221,567	34.7%
1920	283,951	28.2%
1930	361,055	27.2%
1940	388,712	7.7%
1950	503,410	29.5%
1960	682,962	35.7%
1970	833,249	22.0%
1980	869,132	4.3%
1990	961,437	10.6%



Seal of the Clerk of Courts Seal of the Treasurer

Communities

Franklin County is currently made up of 16 cities, 10 villages, and 17 townships.

Cities

- Bexley
- Canal Winchester
- Columbus (county seat)
- Dublin
- Gahanna
- Grandview Heights
- Grove City
- Groveport
- Hilliard
- New Albany
- Pickerington
- Reynoldsburg
- Upper Arlington
- Westerville
- Whitehall
- Worthington

Villages

- Brice
- Harrisburg
- Lockbourne
- Marble Cliff
- Minerva Park

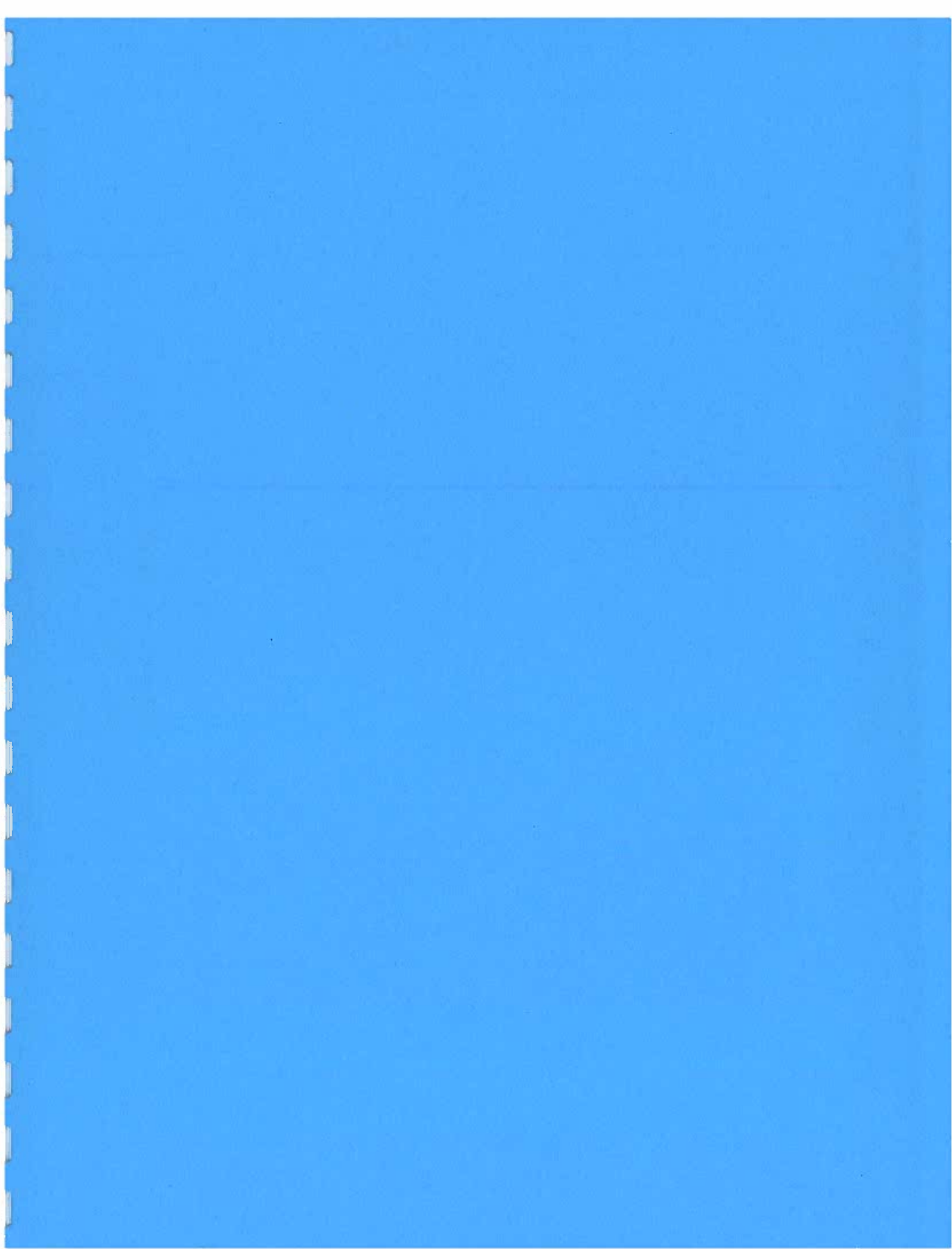
Townships

- Blendon
- Brown
- Clinton

1984	64.1%	250,360	33.7%	131,530	2.2%	8,584
1980	53.9%	200,948	38.6%	143,932	7.6%	28,165
1976	55.7%	189,645	41.6%	141,624	2.8%	9,443
1972	63.7%	219,771	34.1%	117,562	2.2%	7,475
1968	51.8%	148,933	35.2%	101,240	13.0%	37,451
1964	46.0%	131,345	54.1%	154,527		
1960	59.4%	161,178	40.6%	110,283		
1956	65.8%	151,544	34.2%	78,852		
1952	60.3%	138,894	39.8%	91,620		
1948	53.4%	98,707	45.8%	84,806	0.8%	1,486
1944	52.6%	99,292	47.4%	89,394		
1940	48.9%	92,533	51.1%	96,601		
1936	40.4%	63,830	57.4%	90,746	2.2%	3,471
1932	52.2%	67,957	45.0%	58,539	2.8%	3,664
1928	65.9%	92,019	33.7%	47,084	0.4%	609
1924	57.7%	61,891	24.7%	26,505	17.6%	18,899
1920	54.2%	59,691	44.0%	48,452	1.8%	1,921
1916	40.4%	24,107	57.1%	34,103	2.5%	1,517
1912	25.2%	12,791	40.8%	20,697	34.0%	17,227
1908	53.5%	28,914	43.1%	23,314	3.5%	1,869
1904	61.5%	27,439	34.7%	15,502	3.8%	1,681
1900	52.2%	22,237	46.5%	19,809	1.3%	550
1896	52.0%	20,291	46.9%	18,320	1.1%	442
1892	46.5%	14,341	50.3%	15,495	3.2%	999
1888	47.6%	13,453	50.0%	14,126	2.5%	692
1884	47.7%	11,194	50.4%	11,842	1.9%	441
1880	48.3%	9,438	50.5%	9,863	1.2%	240
1876	44.4%	7,557	55.1%	9,383	0.6%	97
1872	43.9%	5,796	55.7%	7,345	0.4%	56

- Obetz
- Riverlea
- Urbancrest
- Valleyview

4. "Franklin County data" (https://web.archive.org/web/20071203074227/http://www.osuedc.org/profiles/profile_entrance.php?fips=39049&sid=0). Ohio State University Extension Data Center. Archived from the original (http://www.osuedc.org/profiles/profile_entrance.php?fips=39049&sid=0) on December 3, 2007. Retrieved April 26, 2007.
5. "Statistical Summary" (<https://www.osu.edu/osutoday/stuinfo.php#enroll>). *osu.edu*. Retrieved February 21, 2018.
6. Gannett, Henry (1905). *The Origin of Certain Place Names in the United States* (<https://books.google.com/books?id=9V1IAAAAMAAJ&pg=PA131#v=onepage&q&f=false>). Govt. Print. Off. p. 131.
7. "A Century of Lawmaking for a New Nation: U.S. Congressional Documents and Debates, 1774 - 1875" (<http://memory.loc.gov/cgi-bin/ampage?collId=llsl&fileName=001/llsl001.db&recNum=613>). *memory.loc.gov*. Retrieved 19 April 2018.
8. "2010 Census Gazetteer Files" (https://web.archive.org/web/20140504223453/http://www.census.gov/geo/maps-data/data/docs/gazetteer/counties_list_39.txt). United States Census Bureau. August 22, 2012. Archived from the original (https://www.census.gov/geo/maps-data/data/docs/gazetteer/counties_list_39.txt) on May 4, 2014. Retrieved February 7, 2015.
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10. "Population and Housing Unit Estimates" (<https://www.census.gov/programs-surveys/popest/data/tables.2017.html>). Retrieved October 18, 2018.
11. "U.S. Decennial Census" (<https://www.webcitation.org/6YSasqfX?url=http://www.census.gov/prod/www/decennial.html>). United States Census Bureau. Archived from the original (<https://www.census.gov/prod/www/decennial.html>) on May 12, 2015. Retrieved February 7, 2015.
12. "Historical Census Browser" (<http://mapserver.lib.virginia.edu>). University of Virginia Library. Retrieved February 7, 2015.
13. Forstall, Richard L., ed. (March 27, 1995). "Population of Counties by Decennial Census: 1900 to 1990" (<https://www.census.gov/population/cencounts/oh190090.txt>). United States Census Bureau. Retrieved February 7, 2015.
14. "Census 2000 PHC-T-4. Ranking Tables for Counties: 1990 and 2000" (<https://www.census.gov/population/www/cen2000/briefs/phc-t4/tables/tab02.pdf>) (PDF). United States Census Bureau. April 2, 2001. Retrieved February 7, 2015.
15. "Franklin County now most populous in Ohio" (<http://www.dispatch.com/news/20170323/franklin-county-now-most-populous-in-ohio>). Columbus Dispatch. Retrieved March 31, 2017.
16. "SF 1 Profile of General Demographic Characteristics: 2000, Franklin County, Ohio" (https://factfinder.census.gov/faces/tables/.jsf/pages/productview.xhtml?pid=DEC_00_SF1_DP1&prodType=table). United States Census Bureau. 2000. Retrieved September 28, 2017.
17. "Population, Housing Units, Area, and Density: 2000 - County, Franklin County, Ohio" (https://factfinder.census.gov/faces/tables/.jsf/pages/productview.xhtml?pid=DEC_00_SF1_GCTPH1.CY07&prodType=table). United States Census Bureau. 2000. Retrieved September 29, 2017.
18. "SF 3 Profile of Selected Economic Characteristics: 2000, Franklin County, Ohio" (https://factfinder.census.gov/faces/tables/.jsf/pages/productview.xhtml?pid=DEC_00_SF3_DP3&prodType=table). United States Census Bureau. 2000. Retrieved September 29, 2017.
19. "DP-1 Profile of General Population and Housing Characteristics: 2010 Demographic Profile Data" (http://factfinder.census.gov/bkmk/table/1.0/en/DEC/10_DP/DPDP1/0500000US39049). United States Census Bureau. Retrieved December 27, 2015.
20. "Population, Housing Units, Area, and Density: 2010 - County" (http://factfinder.census.gov/bkmk/table/1.0/en/DEC/10_SF1/GCTPH1.CY07/0500000US39049). United States Census Bureau. Retrieved December 27, 2015.
21. "DP02 SELECTED SOCIAL CHARACTERISTICS IN THE UNITED STATES - 2006-2010 American Community Survey 5-Year Estimates" (http://factfinder.census.gov/bkmk/table/1.0/en/ACS/10_5YR/DP02/0500000US39049). United States Census Bureau. Retrieved 2015-12-27.
22. "DP03 SELECTED ECONOMIC CHARACTERISTICS - 2006-2010 American Community Survey 5-Year Estimates" (http://factfinder.census.gov/bkmk/table/1.0/en/ACS/10_5YR/DP03/0500000US39049). United States Census Bureau. Retrieved December 27, 2015.
23. Leip, David. "Dave Leip's Atlas of U.S. Presidential Elections" (<http://uselectionatlas.org/RESULTS>). *uselectionatlas.org*. Retrieved April 19, 2018.



ORDINANCE NO. 19-053

**AN ORDINANCE TO AMEND SECTION 331.44 OF THE CODIFIED ORDINANCES
OF THE CITY OF CANAL WINCHESTER**

WHEREAS, the City of Canal Winchester recognizes the dangerous and increasing trend of distracted driving; and

WHEREAS, the City wishes to protect its residents, visitors, and children from injury caused by distracted driving; and

WHEREAS, texting while driving is currently only punishable in Canal Winchester as a secondary offense in addition to other charges;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, OHIO:

Section 1. That Section 331.44 of the Codified Ordinances of the City of Canal Winchester be amended to reflect the changes in the attached Exhibit A.

Section 2.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

CLERK OF COUNCIL

331.44 SENDING, READING, OR WRITING A TEXT MESSAGE OR ACCESSING THE INTERNET WHILE DRIVING.

(a) As used in this section:

(1) “Text message” means any message sent, stored or received via mobile communication device. For the purpose of this section, an email message shall be considered a text message.

(2) “Electronic wireless communications device” means any portable electronic device capable of transmitting or receiving data in the form of a text message or capable of accessing the internet including but not limited to a wireless telephone, a text-messaging device, a personal digital assistant, or a personal computer, but specifically excluding portable internet based vehicle navigation systems being used for that purpose.

(3) “Emergency vehicles” and “public safety vehicles” shall have the same meaning as set forth in Ohio R.C. 4511.01(D) and (E).

(b) No person shall operate a motor vehicle on any street, highway, or property used by the public for purposes of vehicular traffic or parking while using in any manner an electronic wireless communications device.

(c) Division (b) of this section shall not apply to any of the following:

(1) A person using an electronic wireless communications device for emergency purposes, including an emergency contact with a law enforcement agency, hospital or health care provider, fire department, or other similar emergency agency or entity;

(2) A person using an electronic wireless communications device whose motor vehicle is in a stationary position and the motor vehicle is outside a lane of travel; ;

(3) A person using a navigation device in a voice-operated or hands-free manner who does not manipulate the device while driving;;

(d) (1) Except as provided in division (d)(2) of this section, whoever violates division (b) of this section shall be fined one hundred fifty dollars. In addition, the court shall impose a class seven suspension of the offender’s driver’s license or permit for a definite period of sixty days.

(2) If the person previously has been adjudicated for a violation of this section, whoever violates this section shall be fined three hundred dollars. In addition, the court shall impose a class seven suspension of the person’s driver’s license or permit for a definite period of one year.

ORDINANCE NO. 19-054

**AN ORDINANCE TO AUTHORIZE THE MAYOR AND FINANCE
DIRECTOR TO ENTER INTO CONTRACTS WITH THE DIRECTOR OF
TRANSPORTATION FOR THE IMPROVEMENTS OF STATE ROUTE 674**

WHEREAS, the State of Ohio has identified the need to improve SR-674 (Gender Rd.) within the corporation limits of the City of Canal Winchester; and,

WHEREAS, it is the recommendation of the Director of Public Service for the City of Canal Winchester to cooperate with the Ohio Department of Transportation to facilitate the project and gives consent to the Director of Transportation to complete the project; and,

WHEREAS, the project is identified as:

PID Number 107784

FRA-674-2.07

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

Section 1. Being in the public interest, the City of Canal Winchester gives consent to the Director of Transportation to complete the above described project

Section 2. The City shall cooperate with the Director of Transportation in the above described project as follows:

The City hereby agrees to cooperate with the Director of Transportation of the State of Ohio in the planning, design and construction of the identified highway improvement project and grants consent to the Ohio Department of Transportation for its development and construction of the project in accordance with plans, specifications and estimates as approved by the Director;

The Ohio Department of Transportation shall assume and bear one hundred percent (100%) of the necessary costs of the State's highway improvement project; the City's share of the cost for the pavement surface treatment is estimated to be \$140,445.

The City agrees to assume and bear one hundred percent (100%) of the total cost of those features requested by the City which are not necessary for the improvement as determined by the State and Federal Highway Administration.

Section 3. The City agrees that all right-of-way required for the described project will be acquired and/or made available in accordance with current State and Federal regulations. Right-of-way costs include eligible utility costs. The City agrees that all utility accommodation, relocation, and reimbursement shall comply with the current provisions of 23 CFR 645 and the ODOT Utilities Manual.

Section 4. Upon completion of the project, and unless otherwise agreed, the City shall: (1) provide adequate maintenance for the project in accordance with all applicable state and federal law, including, but not limited to Title 23, U.S.C., Section 116; (2) provide ample resources, as necessary, for the maintenance of the project; (3) maintain the right-of-way, keeping it free of obstructions, and (4) hold said right-of-way inviolate for public highway purposes.

Section 5. The Mayor and Finance Director are hereby empowered on behalf of the City of Canal Winchester to enter into contracts with the Director of Transportation necessary to complete the above described project.

Section 6. That this ordinance is hereby declared to be an emergency measure, necessary for the preservation of public health, safety and welfare, such emergency arising for the need to meet ODOT's project schedule; wherefore this ordinance shall take effect and be in force from and after its passage.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Clerk of Council

Mayors Report



September 13, 2019

Michael Ebert, Mayor

Policing Service:

Many times in my nearly 12 years as mayor of Canal Winchester the issue of policing service by Madison Township within the city of Canal Winchester has come up by council & residents alike. I want to take this opportunity to try to explain how or why it has come about.

In the 1970's the Madison Township Police Department was formed per a levy placed on the Ballot. This Police Department was to be named the 'Madison Township Police Department', and was advertised as the Police Department for all residents of Madison Township - both incorporated and unincorporated areas of the township. At the time, Canal Winchester had its own Police Department, which consisted of a Chief, Sargent, I believe 1-2 full time officers and a couple of Auxiliary Officers working part-time. Our population then was about one quarter of what is today. The Township Levy passed, and the Madison Township Police Department was born in January of 1972. Since that time there have been renewal levies for the Madison Township Police Department, which as I recall most (and perhaps all) have passed. The levies were voted on by the residents of Madison Township. Throughout the 1970's, many areas outside of the Village of Canal Winchester and in Madison Township were growing at a tremendously fast pace in Commercial Growth, Retailers & Residential; Winchester Pike & Hamilton Road just to mention a couple. When this happened, the focus for Madison Township Police turned to the growing areas of the township and was time well spent.

It was a year later that Canal Winchester sent out an RFP (request for proposal) because the village wanted to dis-ban The Canal Winchester Police Department due to the expense of a Chief, Sargent, Officers, Vehicles, Radio equipment space requirements, personnel issues, supplies, training expenses and more. This was done in 1985 or 86. The Franklin County Sheriff's Department won the contract over Madison Township & the Fairfield County Sheriff's Department. In later years, Fairfield County was awarded the contract based on their overall services they provide at no extra cost. These extra services include but are not limited to: K-9 Unit, SWAT, Detective Bureau, Drug Task Force, Hostage negotiators, and Community Watch program, direct contact with the Chief Deputy and the Sheriff and much more. These are all programs and services Canal Winchester had never seen prior to the contract. Today this still holds true. Our contract with the Fairfield County Sheriff's Department extends through 2021 at which time if council so choses will be sent out for an RFP for services beginning in the year 2022.

In my nearly twelve years as Mayor, Madison Township has never been asked by myself not to patrol Canal Winchester. In fact, I invite them to do so with an understanding that they coordinate with our Sargent in advance as was discussed several months ago so we know what they are doing and when they are doing it. The City Law Director, myself, Clerk of Courts and Finance Director have requested the Franklin County prosecutors look into the possibility of having arrests or traffic violations go through our City Mayors court. Currently all stops or arrests Madison Township makes are required to go to Franklin County Court, making the city responsible for court payments to the Franklin County jail which is about \$85 per day, or more than \$2,500 per month if the case is criminal, or a warrant arrest or the defendant has no bail. While this might seem to be trivial to some, it can add up to tens of thousands of dollars annually. The prosecutor has had this in front of

them for almost the entire year of 2019 with no resolution as of yet. I hope that soon we will have an answer.

To put the Madison Township Levy in perspective, as taxpayers we would have to draw a comparison to the likes of COTA levies, Columbus Zoo levies, Metro Parks Levies, ADMH Levies and more. We as residents of Canal Winchester, Madison Township, and Franklin County pay taxes to all of these and more. They are all very worthy causes and services provided and available to us, but the city has no control over any of them and there is no paid contract with Madison Township. My point is, the City Council and Mayor have nothing to do with what the township provides to Canal Winchester. They are a separate taxing authority from the city as are the others I mentioned, and they can patrol where they see the need, do with the money as they see fit, providing the tax dollars they are using are for Police Service and not swing sets at the Local Park or a similar situation.

If the residents want to see a change in how the township divides up their police services throughout the township, I would suggest the residents talk to a Madison Township Trustee or attend their meetings. Ask nicely why as a Madison Township taxpayer, Canal Winchester City residents you are not getting what you believe is fair service, and let them know Canal Winchester residents are paying to the township between \$500,000-\$600,000 collectively per year in Township Police Tax.

COUNCIL UPDATE

September 12, 2019

Department of Public Service
Matthew C. Peoples, Director

Project Status:

Gender Road Paving: We are presenting authorizing legislation for this project at the September 16th meetings.

Trail Lighting: Bill Sims and I met with South Central Power to get quotes on installing pole lighting along the Groveport bike path from Hanners Park west to the end of the trail.

WRF Generator Project: We have submitted the generator replacement project to an Ohio EPA low interest loan program that will provide up to \$50,000 in principal forgiveness.

Gender Rd. Phase V: OPWC application has been submitted and we expect to hear results around the first of December.

5-Year CIP: Council has been sent the final version of the CIP the week of September 9th.

SWACO Consortium Meeting: I will continue to attend SWACO Consortium II meetings to get more information regarding the program.

Storm Sewer Replacement: We are working with Franklin County Engineers to have them perform the work under their contracts and we will then provide reimbursement.

Westchester Park Improvements: Plans are being submitted to ODNR for approval and we are finalizing quotes to award contracts separately, pending Council approval.

Additionally, the fitness station project with the School's Battelle has been delayed by a few weeks due to delivery issues.

High St. RR X-ing: We obtained a proposal that was below the engineer's estimate for the upgrade of the crossing. Costs for this project are being shared between the city railroad.

Transportation Thoroughfare Plan: We are working with EMH&T and MORPC to update our Transportation Thoroughfare Plan. We are waiting proposals From MORPC for their portion of the work and plan to proceed once it is obtained.

Lithopolis Wastewater Agreement: We continue to work with Mayor Taylor to possibly extend the contract early.

McGill Park: ODNR approved the grant and are waiting to have the LWCF grant finalized at the federal level.

Gender Rd. Signal Synchronization Project: ODOT has the consultant on board and the data collection portion is scheduled to start in soon.

COUNCIL UPDATE



September 12, 2019

Division of Water
Joe Taylor, Superintendent

Project Status:

Plant Production:

- We pumped 28.575 Million in August at an average of .922 MGD per day which is 46% of capacity. Maximum daily flow was 1.166 MGD and average hardness was 117 mg/l. There were no water complaints for this month.
- Premier Electric has installed the VFD/ A&B switches and BSI Engineering is nearly complete on the programming. Project completion is expected end of September.

Distribution:

- Hydrant flushing is scheduled for September 23rd to October 11th.
- AMI Metering System installs are ongoing. We have around 1762 units installed. (Water crews installed 44 since the last meeting) 1646 remaining (50.5 %) completed.
- Water Line testing is completed for the Hill Road extension and Turning Stone development and the mains are now in service.
- Tower Maintenance Contract is signed and sent back to Suez Utility Services. Suez will be on site to do a washout on the N. Gender tower at the end of the month.